

**45 Savannah Way, Iluka, WA 6028**



**House For Sale**

Thursday, 14 December 2023

45 Savannah Way, Iluka, WA 6028

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 739 m2**

**Type: House**



Paul Walsh

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## Offers

Providing generous family living spread across two levels, this wonderful residence carefully balances the active hubs and quiet relaxation zones. Whether you have an ever-growing brood, simply love to entertain or just want to live in a home that doesn't compromise, this idyllic abode delivers on all expectations. Every facet of the design has effortless easy living in mind. Multiple living areas, generous bedrooms, a double garage combined with a fabulously functional layout - this wonderful home tick's all the boxes. The overall sense of space is bound to impress upon entry. Highlighted by light fresh tones, an abundance of natural lighting and multi-functional indoor/outdoor spaces, you will be delighted by the living options this clever floor plan presents. Located in the delightful Iluka Estate, and just a short stroll from a myriad of convenient amenities including the 'Iluka Sporting Association' and Bowling Club, you'll discover a vast array of possibilities within minutes of your front door. Embrace a better way of life in this magnificent family home with the perfect balance between location, relaxation and living space.

**Ground Floor:**

- Home Office
- Formal Living & Dining Area with Kitchen Access
- Guest Bedroom with Large WIR & Ensuite
- Home Theatre/Lounge Room
- Casual Kitchen/Living/Dining Zone – opens to Alfresco & Pool Area
- Powder Room
- Store Room

**Upper Floor:**

- Master Suite with WIR, Ensuite & Balcony
- Bedroom's 2 & 3 (Queen Sized) – Mix of WIR & BIR
- 3rd Bathroom
- Large Lounge/Bedroom with Balcony Access
- Walk-in Linen Store
- Separate Toilet

**Other Features:**

- Saltwater Swimming Pool
- Stainless Steel Appliances
- Ducted Reverse Cycle Air-conditioning
- Reticulation System
- Block Size Approx. 739m<sup>2</sup>
- Home Under Roof Approx. 337m<sup>2</sup>