

**76 Naturaliste Boulevard, Iluka, WA 6028**

**Realmark**

**House For Sale**

Saturday, 11 November 2023

76 Naturaliste Boulevard, Iluka, WA 6028

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 705 m2**

**Type: House**



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## ALL OFFERS BY MON 27TH NOV

Perfectly positioned directly opposite the picturesque natural bushland bordering Sir James McCusker parkland, this sublime coastal sanctuary is offered for sale for the first time in 26 years. Quality built by the reputable Ross North, this enchanting abode will provide for families of all ages. Boasting 4 bedrooms, 2 bathrooms, 3 wc's, formal and casual living zones plus a study, home theatre or games room and a private sun kissed pool. All this and so much more to discover here. Essential viewing with Team Utley.

**FEATURES:**A welcoming portico with double door entry and inviting foyer  
Elegant formal lounge and dining for those special occasions  
Ideal study with built in workstation, bookshelves and storage  
Divine master suite with spacious built in robe and a tranquil front garden outlook and beyond to the nature reserve  
Pristine fully tiled ensuite with double basin vanity, corner spa shower and WC  
Well equipped central and practical kitchen with granite transformation benchtops, Miele wall oven, Miele induction cooktop, concealed rangehood, double sink with water filter, dishwasher, microwave recess and breakfast bar  
Sunlit casual meals area  
Spacious family room  
Separate home theatre/games room, with dual access and soaring feature ceilings  
Queen sized beds 2, 3 and 4 all with built in robes  
Fully tiled second bathroom, 2nd WC  
Ideal laundry with walk in linen storage  
Separate powder room, 3rd WC

**OUTDOORS:**Enchanting alfresco entertaining area under a gabled patio with extensive paved surrounds  
Sun-drenched fibreglass pool  
Fabulous mature landscaped gardens with automatic reticulation  
Small garden shed  
Double remote garage  
Bowling green front lawns  
Glorious bushland outlook

**EXTRAS:**6.6KW solar panels  
Blackbutt timber floorboards  
Advantage reverse cycle air conditioning, ducted and zoned  
2 ceiling fans  
2 gas bayonet points  
Under carpet heating in master bedroom, bedrooms 2 & 4 and theatre/games room  
Down lights and feature lighting  
Built in 1998 by Ross North Homes on a 705m<sup>2</sup> block

THE SELLER RESERVES THE RIGHT TO SELL PRIOR TO MONDAY 27TH NOVEMBER 2023  
FOR FURTHER INFORMATION ON THIS PROPERTY OR FOR AN HONEST AND ACCURATE APPRAISAL ON YOUR OWN HOME CALL TEAM UTLEY TODAY  
TODD 0417 910 967  
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