

# 8 Oorama Court, Ocean Reef, WA 6027

## House For Sale

Thursday, 9 May 2024

8 Oorama Court, Ocean Reef, WA 6027

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 800 m2

Type: House



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## From Low \$1Mils

Perfectly positioned in a quiet cul-de-sac and set on a sprawling 800sqm block, discover a modern and spacious living experience at 8 Oorama Court, Ocean Reef. Boasting four bedrooms, two bathrooms, open-plan living, and a backyard perfect for entertaining, this stylish home comfortably accommodates families of all sizes and lifestyles. Stepping into the front living room, an inviting atmosphere welcomes you with plantation shutters, ambient downlighting and bamboo timber flooring throughout. The heart of the home is the spacious kitchen and open-plan living and dining area, designed with both functionality and style in mind. Whether hosting gatherings, spending quality family time, or simply unwinding, enjoy the expansive feel provided by the high ceilings framed by feature wood beams, and the warmth of the wood-burner heater, with sleek wall-mounted storage units to add a touch of sophistication while ensuring practicality. Stone benchtops and striking contrasted black cabinetry feature in the kitchen, with ample preparation space, breakfast bar with additional storage, pendant lighting, and subway tiled splashback. Complete with quality appliances including a double sink, dishwasher, 900mm Smeg oven and gas cooktop and rangehood. Sliding doors open onto the outdoor entertaining area and backyard, offering a private and versatile haven for dining alfresco, hosting friends or spending time in the sunshine. Featuring a spacious pitched patio, brick paved seating area, saltwater pool, and large grassed area, this serene outdoor space serves as the perfect backdrop for any occasion. The master bedroom is a peaceful retreat, including a bright window adorned with plantation shutters, a generous walk-in robe and ensuite bathroom with a corner shower, vanity unit with ample storage, toilet and full-height tiling throughout. The minor bedroom wing features three well-sized bedrooms, each with built-in robes and carpet flooring to two rooms. Serviced by the main bathroom, including a corner tiled shower, separate bathtub, neat vanity and separate WC. Other property features include, but not limited to:- Quiet and private cul-de-sac location on large 800sqm- Charming street-front appeal - Double remote access garage with additional parking on driveway- Solar panel system- Bamboo timber flooring throughout main living areas and master bedroom- Downlighting throughout main living areas- Plantation shutters to all windows- Ducted reverse cycle air conditioning throughout - Renovated laundry with overhead and under bench storage, and outdoor access- Hills hoist washing line- Large storage shed - Council Rates: \$2,255.65 p/y- Water Rates: \$239.66 p/q Situated near a wealth of local lifestyle amenities and conveniences, this Ocean Reef location is highly sought-after, within walking distance to beautiful parklands and mere minutes away from breathtaking beaches... Location highlights include:- 550m to Beaumaris Park - located just at the end of the street- 6000m to Beaumaris City Shopping Centre - for all your local shopping and amenities- 600m to Santiago Park & 900m to Tarolinta Park - enjoy daily walks around the neighbourhood and parklands- 1.4km to Iluka Beach and Foreshore Park - ocean dips and stroll down Iluka coastal path- 2.8km to Ocean Reef Boat Harbour and new Marina development coming soon- 2.0km to Currambine Central Shopping Centre & 4.8km to Lakeside Joondalup Shopping Centre- 3.1km to Joondalup Resort and Golf Course- 5.4km to Mullaloo Beach, Tom Simpson Park and dining options along Oceanside Promenade- 1.5km to Marmion Avenue and 3.2km to Mitchell Freeway via Shenton Avenue In a home that truly celebrates the joy of open-plan indoor-outdoor living, it's time to make your move to Ocean Reef and discover a blend of stylish family-sized living and unparalleled convenience. For more information, please contact Pauline Lyon on 0427 968 070 or via email [pauline.lyon@peard.com.au](mailto:pauline.lyon@peard.com.au) \*PLEASE NOTE while every effort has been made to ensure the given information is correct at the time of listing, this information is provided for reference only and is subject to further enquiry. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.