

**9 Barranjoey Way, Sorrento, WA 6020**

**Realmark**

**Sold House**

Friday, 8 September 2023

9 Barranjoey Way, Sorrento, WA 6020

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 760 m2**

**Type: House**



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**\$1,315,000**

What we levels this the chance to relax, unwind and call this charming 3 bedroom 2 bathroom plus study split-level brick-and-tile home your own, from its wonderful family-friendly location close to the coast and so much more. Inside, the carpeted front lounge room has a large, double-glazed, picture window. The study, also carpeted for comfort, plays host to a feature solar-tube skylight for natural illumination. A sublime master-bedroom suite features a generous walk-in wardrobe, as well as an extra-large tiled ensuite bathroom with a free-standing bathtub and tap, a frameless glass door shower, a separate toilet and two single ceramic "his and hers" pedestal basins. The open plan living has a custom-made "Jamel" kitchen with quality cabinetry with Marri and glass detail, a Neff built-in self-cleaning oven, a Neff five-ring Induction hob, an integrated microwave of the same brand, an integrated Miele dishwasher, a Schweigen silent range hood, an Italian polished-granite double-width worktop and splashback, a picture window and a wall-mounted 18-inch Teco television. This overlooks the good size dining area, with ceiling fan, which will take an eight seater table and chairs and also a custom study nook, with built-in Marri and glass display cupboards with integral lighting, also built by "Jamel". The family room benefits from an overwhelming sense of spaciousness through its high raked ceilings, complemented by split-system air-conditioning and double-glazed sliding door opening out to the alfresco and rear garden. The large, recently installed Stratco Outback alfresco patio with integral lighting, encourages year-round outdoor entertaining and gives shade to the pool in the heat of the day. The shimmering salt-water concrete swimming pool (with a recently replaced sand filter and chlorinator) overlooks the beautiful, landscaped garden. What to know The second and third bedrooms are carpeted, with the former comprising of a built-in double robe, whilst the main family bathroom features a shower and vanity with a separate powder room next door. A well-appointed, functional laundry with decent storage and has external access. The front and rear gardens are both landscaped, with the back of the property also home to a brick-paved seating area, a "Jacuzzi" spa with a thatched gazebo and a zen courtyard with a Jarrah pagoda and low-maintenance artificial turf. There is also a good size brick-built workshop. Extras include a recently-installed 6.6kW Solargain solar system with 17 rooftop power panels and a Huawei 5kW inverter, ducted-evaporative air-conditioning, gas-bayonet heating, Avanti commercial-grade double-glazed doors and windows, security-alarm and CCTV security-camera systems, gleaming wooden Blackbutt floorboards, CrimSafe self-closing sliding doors, a new Rinnai continuous flow gas hot water system, 12V feature backyard lighting, two storage shed, a double lock-up garage with roller-door access to the alfresco and ample brick-paved driveway parking space for up to six (6) cars. Stroll to nearby bus stops, medical facilities, lush green parks and the local shopping village, with the likes of the magnificent Hillarys Boat Harbour, glorious Sorrento Beach, Sacred Heart College, the sprawling Seacrest Sporting Facility, Sorrento Primary School, the vibrant coffee strip on West Coast Drive (comprising of Voyage Kitchen and White Salt for breakfast), other public-transport options, major shopping centres, more shopping at both Marmion Village and Hillarys Plaza, the freeway and much more all only a matter of minutes away in their own right. How's this for convenience?! Who to talk to To find out more about this property, you can contact agents Sean and Jenny Hughes on 0426 217 676 or Oliver Hess on 0478 844 311, or by email at [hughesgroup@realmark.com.au](mailto:hughesgroup@realmark.com.au). Main features- 3 bedrooms, 2 bathrooms- Work from home study and separate study nook- Two living areas- Stunning new outdoor alfresco-entertaining area- Jacuzzi spa- Salt-water swimming pool- Double garage, workshop and storage shed- Large 759sqm (approx.) block- Built in 1985 (approx.)