

**9 McCormick Street, Seabird, WA 6042**



**Sold House**

Wednesday, 10 April 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 807 m2**

**Type: House**



Caroline Daniel

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**\$830,000**

Get ready to experience the epitome of luxury living with this exquisite brick and tile masterpiece by Wilson & Hart. Situated right across from the mesmerizing Indian Ocean, this home offers breathtaking views that will leave you in awe. With a prime location between the charming towns of Guilderton and Ledge Point, and only an hour away from the vibrant city of Perth, this is coastal living at its finest. Don't miss out on this once-in-a-lifetime opportunity!

**FEATURES INCLUDE:**

- **Unparalleled Ocean Views:** Indulge your senses with sweeping vistas of the majestic Indian Ocean right from your doorstep.
- **Beach Lover's Paradise:** A mere 150m stroll to the pristine sandy shores, providing quick access for fishing enthusiasts and four-wheel drive adventurers. Explore the exhilarating beach tracks to the south of Seabird townsite, and make use of the convenient ramp located next to Seabird Tavern & caravan park for 4WD and small boat access.
- **Solid Craftsmanship:** This quality-built home, with only two owners since its construction, showcases superior craftsmanship and attention to detail that will exceed your expectations.
- **Spacious Living:** The open plan kitchen, dining, and family room are perfect for entertaining guests or enjoying cozy family moments. Warm yourself by the wood fire heater during chilly evenings, while the kitchen offers a walk-in pantry and mesmerizing ocean views.
- **Elegant Interiors:** The entrance hall welcomes you with a grand solid jarrah staircase, balustrade, and French doors. Discover a separate games room featuring a stunning jarrah top bar and French doors for added allure.
- **Relaxing Oasis:** Retreat to the tranquil sitting/TV lounge room upstairs, leading to the magnificent main bedroom. Indulge in the luxury of a large ensuite, separate toilet, walk-in robe, and breathtaking ocean views. Sliding doors from both rooms open to the full-frontal balcony, allowing you to savour the coastal breeze and stunning vistas.
- **Impressive Workshop:** Unleash your creativity in the expansive 15x9m workshop, complete with 3 phase power, a storage room, and a loft. The roof boasts newly installed 5 kW solar panels, ensuring energy efficiency for all your projects.
- **Endless Parking:** Enjoy the convenience of large side access leading to the rear of the property and workshop, providing ample parking space for extra cars, boats, and caravans.
- **Modern Amenities:** Stay comfortable year-round with split system air conditioning downstairs and upstairs. Benefit from NBN and Foxtel connections, keeping you connected to the world. The kitchen boasts a double wall oven, microwave recess, LP stove top burner, and a twin draw Fisher & Paykel dishwasher. Window treatments and fittings are included throughout the home.
- **Additional Upgrades:** The owner has made valuable additions to enhance this already remarkable property, including new split system Mitsubishi air conditioners, a 6kW solar panel system with a 5kW inverter, front and rear security screen doors, an additional electric blind on the garage, ground floor roller shutters at the front of the property, new interior block-out and screen blinds, additional exterior outside power points, and rustproof paint on wind-facing external walls and interior bearers of the workshop.
- **Furniture Available:** For your convenience, the option to purchase the stylish furniture is also available, allowing you to move right in and start living the coastal lifestyle you've always dreamed of.

For more information or to view additional pictures, seize this incredible opportunity now! Contact us without delay to secure your slice of paradise.