

9A Kinsale Drive, Mindarie, WA 6030

THE AGENCY

House For Sale

Monday, 15 April 2024

9A Kinsale Drive, Mindarie, WA 6030

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 590 m2

Type: House



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Uniquely positioned with an incredible panoramic ocean view, softened by the tranquil beauty of the neighbouring reserve, 9a Kinsale Drive is simply spectacular. Situated in a one-of-a-kind location in Mindarie, the property backs onto a reserve flowing gently to the ocean. With a gate to the rear of the property giving the lucky owner the freedom to stroll from their rear gardens directly to the coast, this luxurious Beaumonde home may well be the coastal retreat you've been waiting for. Designed for a life of luxury, this property offers contemporary living across two floors with seamless indoor-outdoor flow, multiple enclosed patios and balcony areas and a sparkling plunge pool for those hot summer months. With space for pets and family to play, this home delivers for the discerning buyer. The spacious chefs' kitchen overlooks a large open plan main living/dining area and enjoys ocean vistas from the ground floor. With 2 minor bedrooms, an optional third minor bedroom/study, along with a well-equipped family bathroom and laundry, there is plenty of space for all the family. The expansive entrance hallway opens to the stairwell leading to the first floor where a decadent master suite and neighbouring lounge with bar dominate this floor. Both areas lead to the large balcony with stunning views, and the master bedroom has enviable views from which to enjoy your morning coffee. This property is truly a slice of oceanside heaven. Welcome home!

FEATURES YOU WILL LOVE

GROUND FLOOR Double portico entrance Statement double height foyer with void Open plan living, dining and kitchen flooded with natural light and west facing overlooking the Indian Ocean Open plan lounge features a built-in gas fireplace and recessed TV nook with statement solid timber shelf. Kitchen featuring island bench, double ovens, coffee machine, microwave recess, dishwasher, plumbed double fridge recess, 4 burner induction hob with rangehood, stone benchtops and plenty of storage. Dining room leading through sliding doors to fitted outdoor dining with space for double drinks fridges and built in BBQ beyond. Neighbouring outdoor lounge space featuring bifold doors leading to the gardens beyond and sliding doors between the neighbouring dining space, creating one big outdoor room. Perfect to throw open during lazy summer months and cosy up during winter. 2 Queen sized bedrooms with built in robes. Further optional 4 bedroom/study Well-appointed family bathroom featuring bath, shower, and single vanity. Separate powder room with WC and vanity Laundry with space for both washer and dryer and direct access to outside hanging space

FIRST FLOOR Large lounge with built in bar area leading seamlessly to large outdoor covered balcony. King sized master suite with direct balcony access, ensuite and walk through 'his n hers' robes. Spacious ensuite with an oval spa bath with statement waterfall tapware, double vanity, and large shower Separate powder room with WC and vanity with dual access from both the first-floor lounge and the master bedroom Statement balcony designed to take in the exquisite ocean views

ADDITIONAL Sparkling below ground plunge pool with water feature Manicured gardens Reverse Cycle Ducted Air Conditioning throughout the property Approx 3.5kw solar panel system Alarm Double garage with shoppers' entrance and single roller door rear garden access

LOCATION Neighbouring tranquil reserve land Minutes from Mindarie Marina and beaches Close to schools, public transport, train station and shopping facilities

Details you will need: Builder: Beaumonde Homes Council Rates: \$3,104 per annum (approx.) Water Rates: \$1,446 per annum (approx..) Built in 2005 590sqm block Approx 258 sqm living

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