

195 Delgado Parade, Iluka, WA, 6028

House For Sale

Saturday, 31 August 2024



JoyAbode

195 Delgado Parade, Iluka, WA, 6028

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Type: House



Johann Dique

0894414845

SUPREME COASTAL COMFORT

CLOSING DATE SALE TERMS:

Submit the terms of your offer by the closing date: 17 September 2024.

The seller retains the right to accept an offer before the closing date.

Spacious contemporary living on the coast simply doesn't get any better than this flexible and versatile 4 bedroom 2 bathroom single-level home – with a fantastic study, nursery or fifth-bedroom option – that will effortlessly appease everybody's personal needs and then some through its exceptional floor plan.

The large study-come-home office at the front of the house is carpeted like the bedrooms and sits adjacent to a huge master retreat, nestled behind double privacy doors. There, split-system air-conditioning and fitted triple built-in wardrobes with full-height mirrored sliders complement a relaxing fully-tiled ensuite bathroom with a shower, a separate bubbling spa bath, a separate toilet and twin "his and hers" vanity basins.

Opposing formal lounge and dining rooms are also carpeted and are reserved for more intimate occasions. The latter, via a gorgeous French door, even flows into a beautifully-tiled open-plan family, meals and kitchen area – comprising of a recessed ceiling (to the living space) and a gas bayonet for heating.

The stylish kitchen itself is graced by double sinks, tiled splashbacks, a walk-in pantry and superb modern finishes such as sleek stone-transformation bench tops, a stainless-steel Linea range hood, a stainless-steel Miele gas cooktop, an oven of the same brand and a stainless-steel Whirlpool dishwasher for good measure. The casual-meals area also extends out to a massive side patio – with pitched and flat roofs – for all-seasons' outdoor entertaining, accompanied by a pond and trickling water feature in one corner and protective café/weather blinds in the other. The paved low-maintenance backyard setting is generous in size and leaves more than enough space for a future swimming pool, if you are that way inclined.

Back inside, double French doors shut off a spacious and carpeted games – or theatre room – from the main hub, with split-system air-conditioning and another gas bayonet complemented by the bonus of access to the side of the property. Behind another French door lies a carpeted study/activity area for the kids to utilise, complete with a built-in computer desk (essentially a two-person workstation) and a picture window with a view into the home theatre.

The carpeted minor bedrooms are all huge in size, with two of the rooms comprising of walk-in robes. The other has a built-in double robe, whilst all three are serviced by a fully-tiled main family bathroom with a shower and separate bathtub.

A separate second toilet, built-in hallway storage and a laundry – off the kitchen – with decent bench space, over-head and under-bench cupboards and external/side access for drying, complete the other main features of the layout. Out front, ample driveway parking space precedes the rare offering of a secure triple lock-up garage.

Enjoy living in close proximity to stunning beaches, bus stops, restaurants, the new Iluka Plaza shopping and commercial precinct, more shopping at Currambine Central marketplace, the sprawling Iluka Sports Complex around the corner, the freeway, Currambine Train Station, the magnificent Mindarie Marina, the exciting Ocean Reef Boat Harbour redevelopment, world-class golf at Joondalup Resort, the heart of Joondalup's central business district and a host of top schools – including Burns Beach Primary School. This special residence represents coastal comfort and convenience in the best way possible!

Features include, but are not limited to;

-  Solid brick-and-tile construction

- ? Double-door entrance, revealing a tiled and inviting foyer
- ? Front study/nursery/5th bedroom
- ? Formal lounge and dining rooms
- ? Open-plan family/meals/kitchen area – with a dishwasher
- ? Spacious games/theatre room
- ? Separate study/activity area for the kids
- ? Huge master-bedroom retreat – with a fully-tiled ensuite, spa bath
- ? Spacious 2nd/3rd/4th bedrooms
- ? Robes in every bedroom
- ? Fully-tiled main family bathroom with a shower and separate bathtub
- ? Separate laundry
- ? Separate 2nd toilet
- ? Walk-in linen press
- ? Spacious outdoor patio-entertaining area
- ? Solar-power panels
- ? Ducted-evaporative and split-system air-conditioning
- ? Gas-bayonet heating
- ? Foxtel connectivity
- ? Instantaneous gas hot-water system
- ? Reticulation
- ? Manicured front gardens
- ? Paved low-maintenance backyard – with enough room for a future pool
- ? Corner garden shed
- ? Remote-controlled lock-up three-car garage with internal shopper's entry and roller-door access to the rear alfresco
- ? 628 sqm block
- ? Built in 2004 (approx.)