

**23 O'Mara Boulevard, Iluka, WA, 6028**



**House For Sale**

Wednesday, 14 August 2024

23 O'Mara Boulevard, Iluka, WA, 6028

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Paul Walsh

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## Convenience, Locale and Opportunity

Offers close 4pm August 26, the owner reserves the right to accept an offer prior to the close date.

This ideally positioned, centrally located three-bedroom home is light, bright, spacious and extremely easy care with a host of wonderful features to discover. The fluid open-plan layout maximises natural light throughout the casual living areas and links seamlessly to the covered outdoor alfresco entertaining space.

Planned with today's modern family in mind, this generously designed residence is the perfect mix of form and function with an inviting combined family/kitchen/meals domain at its heart. The exceptional layout is both user-friendly and versatile while maintaining a strong sense of style with a mix of discerning elements.

From the practical and thoughtful chef's kitchen to the ample master bedroom suite, the design detail is carefully thought out to maximise the potential use of every available space, whilst the communal living zones offer separation and privacy for those times when you need to escape and unwind.

Terrific value and perfectly positioned in the prestigious northern coastal suburb of Iluka, you will discover that a host of essential key amenities are within easy walking distance of home.

Make time to explore the local area and discover all the fabulous and convenient facilities nearby.

## Features

- Open plan Kitchen, Living and Dining Area
- Upstairs Study Area
- Front and 'Casual Living' zone both feature raked ceilings
- Master with built in robes, ensuite and raked ceiling
- Bedroom 2 with walk-In robe - currently used as a Study
- Bedroom 3 with built in robe
- 2nd Bathroom with Spa Bath
- Laundry connects to the Double Garage
- Reverse cycle air-conditioning
- Roller Shutters (on the front windows)
- Double Garage with Storage Area
- Perfect Location - within a few minutes walk of Sir James McCusker park.
- Block approx. 360sqm
- Under roof approx 215sqm