

# 278 Ocean Drive, Quinns Rocks, WA 6030

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& partners

## House For Sale

Sunday, 23 June 2024

278 Ocean Drive, Quinns Rocks, WA 6030

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 718 m<sup>2</sup>

Type: House



Luke Martin  
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## Be The First To View!

Proudly positioned on a 718sqm block, this luxurious, renovated home combines a family friendly floorplan with mesmerising ocean views and a superb outdoor entertaining zone to deliver the ultimate in comfortable, coastal living. Located on one of the most desirable streets on WA's pristine coastline, you'll soon be enjoying the wonderful lifestyle that this home provides, with a plethora of parks and beaches within easy walking distance, and great shopping options close by. If you've been dreaming about daily walks along the beach, witnessing spectacular sunsets from your very own private balcony, and living in a home that caters for your growing family, look no further, because this one will tick all the boxes! Call me today to arrange your viewing.

4 Bedrooms | 2.5 Bathrooms | Theatre | Family | Kitchen | Meals | Study | Laundry | Living | 2x Balconies | Alfresco | Cabana | Heated Swimming Pool | Double Garage

**Features You'll Love:**

**Downstairs:**

- Sitting at the front of the home, the theatre room is ideal for your next movie night! Extremely versatile, this room offers soft carpeted flooring, bright LED downlights and a split system air conditioner to ensure year round comfort.
- The spacious main bedroom is conveniently located on the lower level of this home, well separated from the minor bedrooms for added privacy. Boasting Bamboo flooring, a ceiling fan and a his and hers walk in wardrobe, this room is finished to perfection by the luxurious ensuite bathroom, which features a generous floating double vanity with stone benchtops, backlit mirrors, walk in shower, toilet, and stunning floor to ceiling tiling.
- Just imagine bringing the family together in this main living area! Featuring an open plan design, integrating the kitchen, living room and dining spaces, this zone feels warm and inviting, allowing conversation to flow no matter what's going on. Filled with natural light, this area boasts a TV recess, built in feature gas fireplace and a split system reverse cycle air conditioner, and is serviced by the renovated downstairs powder room.
- The dedicated dining room is perfect for wining and dining with friends, overlooking the beautiful backyard. Currently used as a home office, this room is extremely versatile, also lending itself to being another sitting area or kids play room if required.
- The home chef will appreciate the quality on offer in this stunning kitchen! Renovated throughout, the kitchen boasts a suite of quality appliances, including a brand new Westinghouse electric oven and induction cooktop plus an AEG dishwasher, and features 40mm stone benchtops throughout, with a beautiful waterfall edge finish to the island bench. With plenty of storage space, a plumbed double fridge recess, microwave recess and built-in pantry, plus a sink that overlooks the pool area, everything you need to cook up a storm is here!
- Sitting behind the kitchen, the laundry offers good storage space and provides direct access to the washing line outside.

**Upstairs:**

- Boasting mesmerising views of the ocean and abundant natural light, the upstairs living area is simply divine! Offering a soaring cathedral ceiling with an exposed beam for a touch of character charm, this room is finished with gleaming Bamboo flooring, LED downlights and both a ceiling fan and split system air conditioner.
- Fall in love with magical ocean sunsets from your very own private balcony! Flowing on from the upstairs living room, the tiled balcony boasts a cathedral ceiling and weather blinds that allow you to enjoy this space all year round!
- Bedrooms 2, 3 and 4 are all great sizes, easily accommodating queen sized beds. Bedrooms 2 and 3 offer ocean views and double built-in wardrobes, with bedroom 2 also providing access to the 2nd balcony on the upstairs level, and all bedrooms offer ceiling fans.
- Beautifully renovated, the family bathroom offers dual vanities with stone benchtops and backlit mirrors, luxurious floor to ceiling tiling, and a walk in shower with dual shower head and feature shower recess nook. The toilet is located separately for added convenience.

**Outside:**

- This backyard is an entertainers dream! Stepping outside, you'll discover multiple alfresco spaces that overlook the sparkling, heated below ground pool and sprawling lawned areas, so you can sit back and relax as you watch the kids and pets run around and swim. The alfresco areas are protected from the elements by the weather blinds, and feature a combination of timber decking and aggregate concrete.
- You'll love spending summers in this pool area! Boasting integrated storage spaces that double as built-in seating, and a private pool cabana that's perfect for sunbathing under, plus your very own diving platform, feature lighting and water feature, this has got to be one of the best pool areas that money can buy!

**Extra's Include:**

- 6.6kw Solar with 5kw Inverter | 4x S/S R/C A/C Units | Instantaneous Gas HWS | Water Filtration System | Security Cameras | Batts Insulation | LED Downlights | Ceiling Fans | Bamboo Timber Flooring | Plantation Shutters | Gas Fireplace

Built in 2004 on a 718sqm block

**Great Places Nearby:**

- Royal James Park
- Jack Barlow Park
- Queenscliff Park
- Quinns Dog Beach
- Quinns Beach
- Mindarie Marina
- Brighton Village Shopping Centre
- Quinns Village Shopping Centre
- Quinns Rocks Sports Club
- Quinns Beach Primary School
- Butler College

**Disclaimer:** In preparing this information, Julie Ormston & Partners and its members has relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) cannot be guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all

information is accurate.