

35 Romano Crescent, Iluka, WA 6028



House For Sale

Wednesday, 3 July 2024

35 Romano Crescent, Iluka, WA 6028

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 804 m2

Type: House



Johann Dique

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CLOSING DATE SALE 30 JULY

Experience the epitome of luxury with your idyllic coastal home, masterfully crafted with extraordinary proportions for those expecting excellence. MARKET PREVIEW - Wednesday 3rd of July Closing Date Sale 30 July The seller reserves the right to accept an offer prior. Supreme coastal class and comfort comes to the fore here, from within the walls of this exemplary 5 bedroom 3 bathroom two-storey residence that will luxuriously appease your entire family's personal needs – both inside and out. Immaculately presented from front to rear, this sublime home truly does have something for everybody – and, best of all, is situated only walking distance from the beauty of both Iluka Beach and Burns Beach. The front yard is securely gated and ideal for both kids and pets to let their already-vivid imaginations run wild even further. Downstairs, a carpeted fifth bedroom boasts mirrored built-in wardrobes and neighbours the large fully-tiled third or "guest" bathroom with a rain/hose shower, toilet and vanity. A carpeted home office behind the privacy of a single door is generous in its proportions, whilst gorgeous double French doors shut off the carpeted formal front lounge room from the entry foyer. Separate double French doors reveal the open-plan family, dining and kitchen area, where most of your casual time will be spent. Feature recessed ceilings and gleaming timber floors (as well as a gas bayonet for heating) grace the main living and eating spaces, whilst an impeccably-tiled kitchen will keep any resident chef happy with its double sinks, walk-in pantry, stainless-steel Kleenmaid five-burner gas cooktop, Electrolux Steambake oven and a stainless-steel Bosch dishwasher for good measure. Yet another pair of exquisite French doors lead into a huge carpeted games room for another living option – with the ground-level games, dining and family rooms also seamlessly extending outdoors to a large timber-lined alfresco-entertaining area, complete with a remote-controlled café/shade blind for protection from the elements. A massive separate cabana deck merely enhances the experience of a special family event or occasion, also overlooking a shimmering below-ground swimming pool that is just as big as most modern-day backyards. Upstairs, a spacious and carpeted sitting/retreat area plays host to a linen press and its own tranquil covered back balcony that captures plenty of natural morning sunlight. All of the bedrooms up here are also carpeted under foot, inclusive of the commodious master suite where separate fitted "his and hers" walk-in robes and a relaxing fully-tiled ensuite (with a deep bathtub, a separate rain/hose shower, heat lamps, a separate fully-tiled toilet and twin-vanity basins) meet French-door access out to the covered front balcony – the perfect vantage point when it comes to absorbing glorious ocean views, magical evening sunsets and sensual sea breezes, with your favourite drink in hand. All three spare upper-level bedrooms are light, bright, comfortable and have their own built-in robes, with the fourth bedroom benefitting from its own slice of the lovely sea vista at hand. Servicing them all is a separate toilet and a fully-tiled main family bathroom with a rain/hose shower and separate bathtub. Nearby surf and sand aside, you will absolutely adore this dream location that is also close to the likes of restaurants, the sprawling Sir James McCusker Park, bus stops, the new Iluka Plaza shopping and commercial precinct, more shopping at Currambine Central marketplace, the sweeping fields of the outstanding Iluka Sports Complex, 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, just a little further north. An unparalleled lifestyle of space and grandeur awaits, within footsteps of paradise! Features include, but are not limited to;

- Gated front-yard entrance
- Timber-lined double-door front portico entry – with keyless access into the home
- High ceilings
- Wooden floorboards downstairs
- Spacious home office on the ground level
- Downstairs formal lounge room, games room and family/dining/kitchen areas
- Dishwasher
- Upstairs retreat/sitting area with balcony
- Massive upstairs master suite with its own balcony and ocean views
- Upper-level main bathroom, separate toilet and 2nd/3rd/4th bedrooms also
- Guest bedroom and bathroom on the lower level
- Robes in every bedroom
- Separate laundry with ample storage and external/side access for drying
- Large under-stair storeroom
- Spacious outdoor alfresco and cabana entertaining areas
- Large backyard swimming pool
- Poolside courtyard for extra outdoor space
- Water softener
- Feature granite staircase base
- Solar-power panels
- A/V intercom system
- Ducted and zoned reverse-cycle air-conditioning system
- Gas bayonet in the dining room
- Security-alarm system
- External CCTV security cameras – plus one additional internal camera (family room)
- White plantation window shutters
- Feature ceiling cornices and skirting boards
- Foxtel connectivity
- NBN internet connectivity
- Outdoor lighting
- Voice-controlled pool lights
- Instantaneous gas hot-water system
- Reticulation
- Lush green front-yard and front-verge lawns
- Manicured low-maintenance gardens
- High backyard wall for added privacy
- Extra-large remote-controlled triple lock-up garage – with sensors and app-controlled door-opener, plus drive-through access for secure parking at the rear and a handy internal shopper's entry door
- Ample

driveway parking space • Side access between the front and rear yards • Huge 804sqm (approx.) block • Built in 2005 (approx.)