

8 Aruma Way, City Beach, WA 6015



House For Sale

Saturday, 29 June 2024

8 Aruma Way, City Beach, WA 6015

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 804 m2

Type: House



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VIEW BY APPT SAT 27TH JULY 9AM - PLEASE REGISTER

Walk to the beach in moments from this magnificent, modern family home with spectacular, sweeping ocean views - a coastal paradise in a five-star City Beach location. Ocean views rarely get more breathtaking than this. Open a bottle of wine and unwind on the huge main balcony as the sun sets over the sea. The home's elevated location offers uninterrupted, panoramic views of the Indian Ocean across to Rottnest Island, stretching across the coastline to Hillarys Boat Harbour. The redesign turned the house into one that is future-proofed for aging and wheelchair-friendly, with accessibility features including a lift and flush thresholds. With four bedrooms, three bathrooms, and versatile, multi-purpose living spaces, the house is ideal for a family or multi-generational living. This is a home where you can enjoy a holiday lifestyle every day. Unwind with family and friends on the huge balcony before heading for dinner at nearby coastal hotspots like Odyssey, Hamptons City Beach, Voyage Kitchen, and Clancy's. Enjoy an after-work drink on the balcony before strolling to Hugo's for pizza or fish and chips in Ocean Village Park. Wake up to ocean views from the luxurious main suite before heading to the beach for a run or morning swim. Take your pick of tracks to the beach - two pathways, used only by locals, lead through the sand dunes to the shore. Sports lovers will appreciate the proximity to excellent sporting clubs. Ideal for a family, the house is close to playgrounds, parks, and renowned schools including Hale, Newman College, Churchlands Primary, Kapinara Primary, and Holy Spirit. The home would also suit professional couples or empty nesters with frequent guests. Standing proudly on the street, the home makes a memorable first impression, with a timeless, contemporary elevation and statement glass and steel front door. Exquisitely finished, the interior features a beautiful material palette of timber floors, quartzite benchtops, Artedomus tile, and mood lighting. New windows with double glazing have been installed throughout. The entry foyer flows into the heart of the home - the capacious open-plan kitchen, living, and dining with huge balcony. You will feel like you are on top of the world here. Push aside the stackable sliding doors to create a dream indoor-outdoor living flow. In summer, invite friends round for a drink or dinner on the balcony. In winter, relax by the Ortol fireplace and enjoy long dinners while watching storms roll in over the ocean. This home will take your breath away. Chefs will love the modern kitchen with quartzite benchtops and a huge island bench. The kitchen has a Zip tap, Miele induction cooktop, smart control rangehood, pyrolytic oven, and steam combination oven. Remote-controlled blinds reduce glare or heat while still capturing the ocean views. The main suite is a true retreat. With sea vistas and two versatile bedroom zones, it has a boutique resort feel. The ensuite has a ceramic bath, rain shower, twin vanity, and Toto toilet. Relax with a soak in the bath while enjoying the ocean view. Extensive bespoke robes and a dressing room (with makeup table) offer plenty of storage. Two secondary bedrooms nearby have access to the enclosed front balcony. Bespoke robes with internal automatic lights and soft closers have been fitted throughout. A stunning family bathroom also sits in this wing. The lower level is luxurious and retreat-like. Large format Artedomus tile floors complement a floorplan that offers practical, versatile spaces. These rooms are backdropped by the ocean, visible beyond the beautiful back garden. Along with a well-appointed laundry and bathroom, this floor encompasses a music room, art studio, and a gym that will make you cancel your membership. Each space captures the ocean views or can be used as another bedroom if desired. A stunning ground floor sitting room is ideal for a teenage hangout space, playroom, or family movie nights, with a drinks fridge conveniently nearby. Push aside the sliding doors to open this room up to the backyard deck, overlooking the stunning tiled, saltwater lagoon pool, heated and with automatic water top-up. Another garden highlight is the firepit area. With curved bench seating and ocean views, this may be one of the best and most relaxing firepit views in Perth. On a generous 804sqm block, the home is surrounded by lush, low-maintenance landscaped gardens, fully reticulated by bore. Car aficionados will love the three-car garage, tiled and finished to showroom standards with high-end lighting, easy internal access, and internal glass walls to showcase special vehicles. The home has a wine cellar or storeroom, a second store, a 10kW solar system, lift, pull-out fly screens to the stackable doors, and a water filtration system. Finished with high-end Wiser smart home technology, there is an extensive security system including a balcony security gate, alarm, Hik Connect cameras, keyless entry to all four front entry doors, and entry door remote access, with app control to facilitate secure deliveries and lighting while away from home. Rates & Local Information: Water Rates: \$1,794.66 (2022/23) Town of Cambridge Council Rates: \$4,205.90 (2023/24) Zoning: R12.5 Primary School Catchment: Kapinara Primary School Secondary School Catchments: Churchlands Senior High School Property Viewings: Please be advised that face masks, hand sanitiser, and shoe covers will be provided at each viewing. It is mandatory for all attendees to use these items in order to view the property. DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its

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