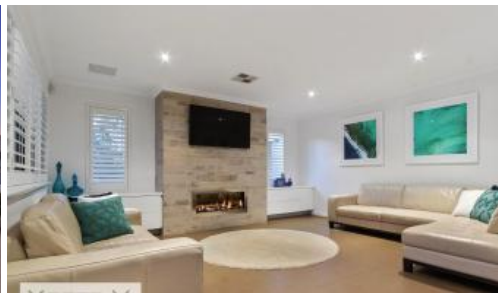




31 St Lucia Road, Iluka



## Flawless Coastal Living!

Occupying a stunning position on a north-facing 608sqm (approx.) block that is protected from the elements whilst finding itself nestled opposite a nature reserve in between both Burns and Iluka Beaches, this custom-designed 5 bedroom 2 bathroom two-storey haven by Beaumonde Homes defines modern quality and offers seaside comfort like no other.

This magnificent 2012-built abode enjoys an expansive floor plan with no less than three living zones, complementing a dream outdoor setting where a shimmering blue below-ground swimming pool and its delightful poolside pergola deck provide a picturesque backdrop to year-round entertaining underneath a fabulous cedar-lined alfresco – complete with a ceiling fan, BOSE audio speakers, feature down lighting, an enclosing café blind and a state-of-the-art stainless-steel Ferguson outdoor kitchen, comprising of a built-in gas barbecue, a sink and an integrated double drinks fridge that is ready to be stocked up for summer. A beautifully-tiled open-plan family, dining and kitchen area is where most of your casual time will be spent downstairs, absorbing a splendid view of the pool whilst exhibiting complete class in the form of sparkling stone bench tops, stylish tap fittings, double sinks, mirrored splashbacks, an appliance nook, a walk-in pantry-come-scullery with sensor lighting, a Miele Induction cooktop, a Miele range hood, Miele dishwasher and more.

Double doors reveal a spacious theatre room overlooking the pool, whilst the rest of an impressive ground-floor layout includes a home office off the tiled

5 2 2 608 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	15151
<b>Land Area</b>	608 m2

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entry foyer, the fourth and fifth minor bedrooms and a fully-tiled main bathroom with a separate bathtub, a shower, heat lamps and a stone vanity. Upstairs, gleaming Tasmanian Oak wooden floorboards grace a relaxing lounge room-come-retreat that extends out to a lovely front balcony with a pleasant vista of the coastal nodes.

Both of the second and third bedrooms benefit from built-in wardrobes and leave plenty of space for sleep, study and storage. The headline act of the upper level is the sumptuous master suite where access to the balcony along with a fitted walk-in wardrobe meet an impeccable ensuite bathroom, comprising of floor-to-ceiling tiling, a bubbling spa bath, a shower, twin stone vanities, heat lamps and a separate toilet.

So close to our crystal-clear Indian Ocean waters, just minutes from the glorious surf and sand and moments away from top local schools, shopping, family restaurants and the cinemas at the exceptional Currambine Central marketplace, public transport, the newly-extended freeway, magnificent Mindarie Marina and the sprawling Iluka Sporting Complex, this dream location is almost too good to be true. Sometimes, only the best will do!

Other features include, but are not limited to:

Open-plan family/dining/kitchen area with a feature gas fireplace, a feature media wall, built-in storage, stylish light fittings, white plantation shutters and outdoor access to the rear poolside alfresco

Feature white plantation shutters to theatre room

Carpet to all bedrooms, as well as the home office and theatre room

Double doors for privacy to the home office, plus a double storage cupboard

Downstairs 4th bedroom with a BIR

5th bedroom with a WIR (also on ground floor)

Laundry chute within the WIR of the master suite

Quality bathroom tiling throughout

Recessed ceiling to the upstairs retreat and master-bedroom suite

Separate downstairs toilet, plus a powder room (3rd WC) with a stone vanity

High storage capacity to lower level, including a cloak cupboard, a double linen press and an under-stair storeroom or wine cellar

Laundry off kitchen, complete with stone bench tops, a walk-in linen press, outdoor access and an attic with a drop-down ladder

Large remote-controlled double garage with a storage area, internal shopper's entry and rear access

Double-door entrance

Timber floorboards to staircase, along with glass and stainless-steel balustrading

Tiled front balcony with cedar ceiling lining

Quality concrete aggregate to the exterior

High ceilings throughout

Feature skirting boards and cornices throughout

Feature down lighting

Profile doors throughout

Daikin ducted reverse-cycle air-conditioning system

Internal and external quality BOSE audio speakers

A/V intercom system

Security-alarm system

Ducted-vacuum system  
Gas hot-water system  
Security doors throughout  
Hot and cold water outdoor shower  
Provisions for future pool heating  
Reticulated easy-care gardens  
Low-maintenance artificial front and rear turf  
Side access  
Off-road parking bays for your guests and visitors  
Surrounded by other top-quality coastal homes by the beach

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*