

Sold



21 Miami Beach Promenade, Iluka



## Parkside Charm and Quality

This immaculate 4 bedroom 2 bathroom brick-and-tile Don Russell home stunningly overlooks the sprawling Iluka District Open Space and its magnificent sporting facilities across the road, also offering comfortable contemporary living only minutes away from beautiful Burns Beach.

A gorgeous feature double leadlight-door entrance allows natural sunlight to filter through and illuminate the main living spaces during the crucial times of the day, in particular a formal front lounge and dining room that is reserved for those special occasions, is warmed by gleaming timber floorboards and boasts splendid park views in the process. Quality low-maintenance flooring graces a huge open-plan family, meals and kitchen area where most of your casual time will be spent before spilling outdoors to a fantastic wraparound patio verandah where café blinds and a pleasant corner garden deck enhance the entire entertaining experience whilst overlooking a sparkling-blue gas-heated below-ground swimming pool at the rear.

Also a part of the functional floor plan are an open activity area with a built-in computer nook for the kids and a window off the family area so mum and dad can keep a watchful eye, a versatile study or fifth bedroom with wooden floors and built-in storage, a renovated main bathroom with a separate shower and bathtub and three generous minor bedrooms, each comprising of built-in wardrobes. A commanding front master suite is the pick of the sleeping quarters however, benefitting from an enchanting parkland vista as a result of its lovely bay window, mirrored built-in robes and a simply-sublime

4 bedrooms 2 bathrooms 2 car spaces 697 m2

Price	SOLD
Property Type	Residential
Property ID	15157
Land Area	697 m2

### Agent Details

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ensuite bathroom with a shower, twin vanities, separate toilet and an adorable garden aspect.

Close to the lush Sir James McCusker Park, top local schools, shopping, family restaurants and the cinemas at the exceptional Currambine Central marketplace down the road, public transport, the newly-extended Mitchell Freeway and the popular Mindarie Marina, this impeccable abode has “coastal convenience” written all over it. A healthy new lifestyle awaits you here!

Other features include, but are not limited to:

“The Somerset” ex-display property (by Don Russell)

Impressive street appeal

Welcoming entry, with stylish light fittings and gas-bayonet heating to the formal lounge/dining room

High ceilings and quality décor throughout

Built-in cabinetry and a second gas bayonet to the family/meals area

Sleek granite-transformation bench tops headline a well-appointed kitchen, alongside a gas cooktop, Smeg oven, Miele dishwasher, walk-in pantry and a water-filter tap

Internal shopper’s entry via a remote-controlled double garage (with rear access)

Carpeted master ensemble

Timber floorboards to the three minor bedrooms – pool views from 3rd/4th bedrooms

Study with stylish light fittings

Separate 2nd toilet

Double linen press to laundry (with outdoor access)

Ducted reverse-cycle air-conditioning

Security-alarm system

Feature skirting boards

Venetian blinds throughout

Gas hot-water system

Reticulated gardens

Private high garden walls at the rear for complete tranquillity and seclusion whilst taking a dip

Side lean-to area

696sqm (approx.) block

Ample driveway parking space

Built in 1997

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