

Sold



11 St Thomas Loop, Iluka



## Stunning Family Designer Home with Ocean Views

The features are seemingly endless with this fully renovated, phenomenally spacious Don Russell built family home moments from the stunning northern beaches, premium schools, picturesque Sir James McCusker Parklands and all amenities.

With four bedrooms, two bathrooms, study, a swimming pool, ocean views, huge alfresco, and versatile living rooms, this home offers an abundance of functional, practical and stylish living options for the busy, growing family.

Ideally located on a quiet, family-friendly street, the owners have wisely added a new second storey above the double garage. Accessed via the garage or kitchen, this area boasts a clear ocean vista, providing an enviable work-from-home solution, extra bedroom or games room - adding immense value to the property. Better still, double sliding glass doors open out to a tiled balcony, from which you can admire the sunset. What better way to make the most of living by the beach?

Back downstairs, enter through double doors opening into a commanding central foyer. Quality elements are immediately apparent, such as marble look tiled flooring, flowing from the entry through to the living, dining, all with decorative timber painted skirtings, chic pendant lighting, high ceilings and elegant columns. This area also has a split system air con.

To the right of entry, the retreat-style main bedroom is slightly removed from the rest of the home. Complete with timber flooring reminiscent of a coastal escape, a walk-in-robe, ceiling fan, and reverse cycle air conditioning, this wing of the home has been designed for premium comfort. The resort vibe

4 bedrooms 2 bathrooms 2 car spaces 741 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	28040
<b>Land Area</b>	741 m <sup>2</sup>

### Agent Details

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continues in the contemporary, fully tiled ensuite, thanks to a sizable frameless shower, deep freestanding bath, sleek tiling, double vanity, with Caesar stone benchtop, underbench lighting and heated towel rail, all with a breezy garden outlook.

Adjacent, find a practical study or nursery with timber flooring and, further along, a living and dining space suitable for more formal family get-togethers or special events. Every member of the family will have a place to call their own, with the expansive kitchen, meals and casual living areas at the side and rear of the property providing ample living, dining and relaxation space. Here, recessed lighting and ceilings, result in an atmosphere of relaxed refinement that continues throughout every room.

No doubt a favoured place for the home chef, the welcoming kitchen boasts Smeg appliances, Caesar Stone benchtops, double sinks and a large breakfast bar with extra storage. Kids of all ages will love hanging out in the adjoining open plan living and meals room, with a cosy instantaneous gas fireplace for the winter and a reverse cycle split system for the summer months, it has plenty of floor space to watch, play or entertain.

Three minor bedrooms at the rear feature built-in robes, plush carpets and ceiling fans in two of the rooms. This separate section also hosts a large, bathroom with Caesar stone benchtop, single sink, a bath, shower and separate WC. Adjacent to the bedrooms is a study nook with a large 2nd storage or linen cupboard area. Elsewhere, a substantial laundry with stone benchtops and an extra linen cupboard makes everyday living that little bit easier.

Outside, the summer fun begins. A large covered, poured limestone alfresco with an eye-catching timber-lined roof wraps around the home and overlooks a sparkling inground pool with inbuilt seating along one side of the pool. There is another entertaining spot under the main patio area with Caesar Stone benchtops and storage cupboards below great for those party nights, plus a double bar fridge space. The outdoor blinds help to enclose this area and keep out the chill or sun which will make BBQs an enjoyable year-round event. Added bonuses include the sensible addition of solar panels and extra vehicle/boat/caravan parking behind double gates.

With summer months fast approaching, this sought-after forever property that won't last long on the market. To make it your dream home, contact Adam Whitford now on 0406 616 608.

#### Features:

4 (or 5) bedroom Don Russell Home

2 contemporary bathrooms

Ocean views from the second storey

Versatile living spaces

Inground swimming pool

Large alfresco

Reverse cycle air conditioning

Ceiling fans

Gas fireplace

Remote-controlled, double lock-up garage

Outdoor wind blinds

Reticulated gardens

Solar panels

Alarm system

Extra vehicle parking

Garden shed

Corner block

Quiet, family-friendly street

Walk to beach

For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval.

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