

Sold



11 Antalya Vista, Iluka



## Luxury by The Coast in Family-Friendly Iluka!

Situated metres from the water's edge, you can taste the salty air from this impeccably presented home. Presenting four bedrooms and two bathrooms, this double-storey property has all the perks of coastal living and a few surprises within.

This spacious haven features an upstairs living room with a kitchenette, a large primary suite and an ensuite bathroom with a spa. Ideal for extended families or friends, this self-contained floor offers plenty of separation from the downstairs areas.

Large families will appreciate the amount of available space downstairs, including three bedrooms, a dedicated study, formal dining, a games room and open-plan living and dining. The gourmet kitchen is designed for entertaining, and just imagine the gatherings you could host as your loved ones enjoy alfresco dining or laps in the 15-metre below-ground pool, especially during the coming warmer months.

Occupying a generous 630sqm block with 277sqm of living space, this substantial home offers a lifestyle that enables you to enjoy the many nearby coastal attractions. Easy-care reticulated gardens and the immaculate condition of this property promise low-maintenance living in elegant surroundings.

Highlights include granite countertops and splashback, as well as granite tiling in the foyer, formal dining room and study. Timber blackbutt flooring in the main living areas and bedrooms complements the coastal vibe and colour scheme. Then there's the flexible floor plan with multiple rooms that could be

4 2 2 630 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	28121
<b>Land Area</b>	630 m2

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

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used for various purposes, including running a business from home without interrupting the flow of family living.

This enviable address is within walking distance of the Iluka Coastal Path, pristine Iluka Beach and Iluka Foreshore Park. You can simply step out of your door and be walking or cycling along kilometres of trails with picture-perfect snow-white and turquoise beaches as your backdrop. Enjoy a leisurely coffee at Sistas Burns Beach Café or pause at the Burns Beach Foreshore Lookout for spectacular views. For more trails, stroll to Sir James McCusker Park and discover why this park is a popular spot for casual and formal events. Or indulge in a round of golf at the acclaimed Joondalup Resort and Country Club.

Iluka offers its residents excellent amenities, including public transport, shopping centres, cafes, specialty stores, parks, sporting facilities, and public and private schools, including the highly sought-after Prendiville Catholic College.

This beautiful property will be a haven for a new family, so why not make it yours? Contact Adam Whitford at [adam@xceedre.com.au](mailto:adam@xceedre.com.au) or on 0406 616 608 to arrange a viewing today.

#### Property features:

Four bedrooms (with built-in robes), two bathrooms

Open plan living and dining room with direct access to alfresco dining

Games room with external access

Gourmet kitchen with granite bench tops and splashback, breakfast bar, freestanding stove/oven, dishwasher, utility hutch and tonnes of storage, including overhead cupboards and a separate pantry

Formal dining

Study/home office

Upstairs large primary bedroom with a walk-in robe and an ensuite with a spa, shower and double vanity

Adults retreat upstairs includes a kitchenette and balcony access

Generous balcony with ocean views

Downstairs main bathroom with a bathtub and separate powder room

Separate laundry with external access

Welcoming double-fronted door entry

Granite tiles in the foyer, study and formal dining room

Blackbutt timber flooring to ground level

Easy-care paved garden with shade sails

15-metre pool with glass fencing

Double lock-up garage with storage and additional parking

Fully reticulated gardens

2004 double-storey brick and tile construction

630sqm block, 277sqm living space

Location (approx. distances):

350m to the Iluka Coastal Path

750m to the Iluka Beach & Foreshore Park

900m to Sir James McCusker Park

1.2km to Sistas Burns Beach Café

1.6km to Grand Cinemas Currambine

1.7km to Currambine Central Shopping Centre

2.2km to Beaumaris Primary School

2.8km to Prendiville Catholic College

3.7km to Ocean Reef Senior High School

4.1km to Joondalup Resort & Country Club

*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.*