

2 Manakoora Rise, Sorrento







Rise to the Occasion!

Enjoying the best of both worlds by occupying a commanding position on a corner block that fronts on to the most tranquil of cul-de-sac settings and benefits from a splendid coastal aspect, this stylishly-renovated – and extremely-spacious – 4 bedroom 3 bathroom two-storey family abode gives a new meaning to the term “stunning modern comfort”.

A securely-gated front yard is the perfect haven for the kids and pets to run around within, without a worry in the world. It is also overlooked by a delightful covered outdoor patio-entertaining area that is also brilliant in its privacy. Out back, a second covered patio offers another protected space to sit back, relax and unwind in quiet contemplation, connecting with the rear lawn and drying courtyard.

Internally, all of the hard work has already been done for you here. An expansive open-plan family, meals and kitchen area downstairs seamlessly flows out to both external living spaces, whilst impeccably boasting a feature media recess, custom built-in shelves and cabinetry, sparkling stone bench tops, a breakfast bar for casual eats, a dishwasher, attractive tiled splashbacks, an integrated range hood, a gas cooktop, a separate Artusi oven, a microwave nook, double sinks, classy tapware and more.

A separate formal lounge and dining room – with bar nook and storage area – adopts an open-plan feel that is similar to the main hub of the house, doubling personal living zones in the process. The well-appointed laundry has

4 3 2

Price	SOLD for $1,720,000
Property Type	Residential
Property ID	31402

Agent Details

Adam Whitford - 0406 616 608
Ken Yan - 0488 886 698

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
08 9207 2088

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also been cleverly updated to include heaps of built-in storage space, with the revamped third bathroom next door providing an alternative wet-area option – complete with a shower and sleek stone vanity.

A massive upstairs balcony doubles as another covered space to entertain and enjoys the luxury of pleasant ocean glimpses, through the surrounding treetops. An enormous carpeted master retreat is the obvious pick of the bedrooms with its side-by-side “his and hers” built-in double-door wardrobes, striking bedside pendant lights, direct balcony access (to allow those sensual sea breezes to filter in) and intimate ensuite – rain/hose shower, toilet, twin stone-vanity basins and all.

Also on the upper level is another versatile living area – ideal for sitting and watching television before taking in a magical sunset from the linking balcony. The sleek white main family bathroom is just as sophisticated as its counterparts and features a shower, a separate free-standing bathtub, a stone-vanity basin and classy floor and wall tiles.

This is your chance to leave the cars locked up and take full advantage of this exemplary property being in close walking distance to glorious Sorrento Beach, Hillarys Boat Harbour and the sprawling Seacrest Park and Lacepede Park – both just around the corner. Nearby schools include Sacred Heart College, Sorrento Primary School, Duncraig
Senior High School and even St Mark's Anglican Community School, right next to Westfield Whitford City Shopping Centre.

Local shopping villages and the revamped Karrinyup Shopping Centre are also
just minutes away in their own right, as are the likes of cafes, restaurants, the new Hillarys Beach Club, golf courses, community sporting facilities, public-transport options and even the freeway. For coastal contentment with zero compromise, look no further!

Other features include, but are not limited to:

- Solid brick-and-tile construction
- Keyless front entry door
- Low-maintenance wood-look flooring
- Double doors to the formal lounge/dining room
- 2nd/3rd upper-level bedrooms with built-in robes and direct balcony access
- Separate carpeted 4th/guest downstairs bedroom, off the entry
- Backyard access for drying, from the laundry
- Internal profile doors
- Stone bench tops throughout
- Stylish modern light fittings throughout
- Solar-power panels
- Ducted and split-system air-conditioning
- Skirting boards
- Security doors
- Custom outdoor storage and lighting
- Instantaneous gas hot-water system
- Established lawns and gardens
- Double lock-up garage – with roller-door access to the backyard for extra

secure parking
- Corner block
- Built in 1990 (approx.)

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