

Just Listed



## 32 Beachside Drive, Burns Beach



### Boutique Brilliance on Beachside

Commanding attention with its stylish design, generous proportions and enviable location, this impressive 4 bedroom 3 bathroom two-storey residence delivers the ultimate blend of space, sophistication and seaside living.

Perfectly positioned opposite sweeping tree-lined parkland and only footsteps from the sparkling Indian Ocean itself, it offers a lifestyle where every day feels like a holiday. Inside, a versatile floor plan provides abundant room for families to spread out, entertain and unwind, while the home's contemporary flair perfectly complements its stunning coastal surroundings.

Double doors, off the entry, reveal a huge downstairs media/theatre room with a striking recessed ceiling and timber flooring. Across the foyer, a custom study comes complete with a built-in office desk, ample storage, a feature recessed ceiling and solid wooden floors of its own.

A sublime fully-tiled third or "guest" bathroom at ground level boasts a toilet, an open shower and sleek granite floor tiles and vanity basin. Gorgeous double French doors lead into an impeccably porcelain tiled open-plan family, dining and kitchen area with exquisite labradorite granite bench tops, granite splashbacks, double sinks, a water-filter tap, a walk-in corner pantry, a breakfast bar, display cabinetry and quality stainless-steel range-hood, gas-cooktop, under-bench-oven and dishwasher appliances.

 4  3  2  403 m2

<b>Price</b>	Low to Mid \$2Ms
<b>Property Type</b>	Residential
<b>Property ID</b>	33304
<b>Land Area</b>	403 m2

#### 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

**XCEED**   
REAL ESTATE

Off here, a fabulous timber-lined outdoor alfresco-entertaining area comprises of bi-fold white plantation shutters for protection from the elements, a wood-fire pizza oven to “wow” your guests with, sliding-stacker internal doors and double French doors for access down the side of the property. Also on the lower level is a highly-functional fully-tiled laundry with a huge walk-in linen press, abundant additional storage and external/side access for drying.

Upstairs, gleaming blackbutt solid wood floorboards and high ceilings grace a flexible and light-filled sitting area with seamless sliding-stacker-door access out on to a glorious front “sunset” balcony with a pitched ceiling and breathtaking ocean views to savour, over the treetops. Balcony access is shared by an expansive master suite next door – the obvious pick of the bedrooms with its high ceilings, large walk-in wardrobe and sprawling ensuite with exquisite granite flooring, comprising of a shower, separate bathtub, toilet, bidet, twin “his and hers” vanities and extra cupboard storage.

Another upper-level living room is serviced by its own storage cupboard, a fully-tiled and light-filled main family bathroom with a shower, separate bathtub, natural-stone vanity and under-bench storage, a separate third toilet and three over-size spare bedrooms with built-in double-door robes for good measure.

Off the privacy of Hellyer Lane at the rear lies access into your own enormous double lock-up garage – playing host to storage space and a handy internal shopper's entry door, via the kitchen.

Lush green “Burns Beach Estate” parks with playgrounds, barbecue facilities and picnic shelters can be found in multiple directions, with the new Monelli restaurant around the corner providing you with Burns Beach's own slice of Italian fusion. The exciting multi-million-dollar two-storey Burns Beach café/restaurant development on the oceanfront, the current site of the popular Sistas Burn Beach Café & Restaurant that overlooks the glorious surf and sands of Burns Beach itself, is also only walking distance away, for your convenience.

A close proximity to the Burns Beach Foreshore Lookout, bus stops, Burns Beach Primary School, outstanding community sporting facilities, shopping and entertainment at Currambine Central, the popular Iluka Plaza shopping precinct, other top schools, the freeway, Currambine Train Station and world-class golf at Joondalup Resort only adds to the overall appeal of this dream seaside locale.

With leafy green vistas at your doorstep, sensual sea breezes drifting through the air and the beach beckoning just moments away, this is a home that captures the essence of relaxed luxury with effortless swagger!

Other features include, but are not limited to:

- Gated courtyard entrance
- Tiled double-door entry foyer
- Blackbutt solid wooden floorboards upstairs
- Extensive use of stunning granite throughout including the staircase

- Ducted reverse cycle air-conditioning
- Ducted vacuum system upstairs and downstairs
- Integrated audio ceiling speakers
- Down lights
- Security camera system
- Water filtration system including fully automatic water softener
- Feature ceiling cornices
- Feature skirting boards
- Hot-water unit at side of home
- Easy-care 403qm (approx.) block
- Built in 2006 (approx.)

*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.*