

**9 Carina Loop, Ocean Reef, WA 6027**



**House For Sale**

Friday, 10 May 2024

9 Carina Loop, Ocean Reef, WA 6027

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## SNEAK PREVIEW

Welcome to a haven where the tranquillity of a coastal lifestyle merges with the pinnacle of family living. Situated on a peaceful cul-de-sac, moments away from the pristine West Australian coastline, sits a beautifully appointed five-bedroom, three-bathroom home that has been finished with style and finesse. Cross the threshold into this well-proportioned, executive residence and immediately feel the sense of grandeur. Dominated by the double height ceiling and a commanding Murano chandelier in the entry foyer, the main floor unfolds gracefully. A well-positioned study and large formal living area occupies the front of the home, while a commanding curved staircase wrapped in wrought iron balustrading and a timber handrail winds upstairs from the main hallway at the entrance. From here, a well-positioned guest bedroom, beautifully appointed laundry and two further bedrooms occupy the eastern side of the home. A luxurious family bathroom complete with full height tiling, double vanity, and large shower recess services the downstairs bedrooms along with a separate powder room off the laundry. The pulse of this home lies in the beautifully finished, open-plan kitchen, dining, and family room. Capable of entertaining at scale. A commercial grade five-burner Miele cooktop, large Smeg oven, beautiful black granite stone surfaces, walk-in fitted pantry and expansive amounts of gorgeous custom-built cabinetry finishes the kitchen to perfection. Double doors open to the large media room, a multi-functional space with a built-in bar designed to offer the separation today's growing families need. Perhaps the home's true secret weapon is its ability to flow from inside to out with such ease. Sliding glass doors open to the delightful alfresco area, finished with stunning timber lined ceilings, fully fitted outdoor kitchen and marine-grade Sonos speakers. The ultimate in entertaining, this is the space to enjoy the shifting colours in the sky as the sun dips below the horizon. Elevate to a level of luxury in the master suite, a six-star sanctuary that offers more than just a place to sleep. This super-sized retreat boasts an ocean facing balcony, extraordinary open plan ensuite bathroom with a centrepiece spa bathtub, luxurious full height tiling, king size double shower recess and generous fully fitted dual walk-in robes. A further large bedroom with ensuite bathroom, fitted storage room and large upstairs living space enjoy Rottneest views from its natural elevation and outlook. Located adjacent to Prendiville Catholic College, the home is close to Santiago Park, St Simon Peter Catholic Primary School, Lakeside Joondalup, Joondalup Country Club and has easy Mitchell Freeway and train access. The Ocean Reef Marina is moments away and Perth CBD is a convenient 28 km drive. At a glance;- Built in 2001, the home sits on an elevated, north-west facing 699m<sup>2</sup> green titled land holding with ocean views from the first level- Gorgeous near new engineered timber flooring throughout the main areas add a warmth and texture to the home. High grade carpets have been recently installed to both downstairs formal living, bedrooms and upstairs- Extensive new, mostly dimmable LED, chandelier, and hidden track lighting - Sonos in-ceiling speakers in the media, living and outdoor areas- Ducted and zoned reverse cycle air conditioning throughout- Completely fitted home office or study off the entry foyer - Two gas storage hot water units service the home- Ducted vacuum throughout- A combination of plantation shutters, verticals, and electric window treatments- Electric security shutters to most windows- Spacious double garage with parking for two further vehicles inside the remote-controlled gate- The pool house includes a fully fitted sauna room and a separate pump room with an extra toilet- Serviced by mains reticulation, the zoned landscaping front and back includes beautiful Ficus, lavender and a range of established plants and trees- Outdoor hot and cold-water shower- Two ocean facing balconies at the front of the home (off the upstairs living and master bedroom)- Monitored alarm system with motion sensors and Wi-Fi enabled Hikvision video intercom to the front door To discuss this exciting opportunity further contact Adrian Loh on 0411 019 185. Rates & Local Information: Water Rates: \$1,828.40 (2022/23) City of Joondalup Council Rates: \$3,323.88 (2023/24) Zoning: R20 Primary School Catchment: Beaumaris Primary School Secondary School Catchments: Ocean Reef Senior High School DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.