

# 15 Reefview Rise, Burns Beach, WA, 6028



## House For Sale

Friday, 15 November 2024

15 Reefview Rise, Burns Beach, WA, 6028

**Bedrooms:** 4

**Bathrooms:** 3

**Parkings:** 2

**Type:** House



Michael Stephens

## **A Dream Coastal Sanctuary!**

Flawless modern quality abounds right throughout this stunning 4 bedroom 3 bathroom two-storey family haven that offers endless comfort for all involved, as well as breathtaking ocean views from upstairs - and a premium "Burns Beach Estate" position on what is virtually a commanding corner block with no immediate southern neighbour.

Off the home's tiled entry foyer sits a versatile study - or home office - that can also double as a fifth bedroom, if you are that way inclined. It is also perched within arm's reach of the third or "guest" bathroom, where a large shower is complemented by a sleek stone vanity and a toilet.

Double sliding doors reveal a private theatre room that can be completely shut off from the outside world. Separate double doors enclose a huge open-plan family, dining and kitchen area, where most of your casual time will be spent.

The stylish kitchen itself oozes class in the form of sparkling stone bench tops, a circular sink, a breakfast bar for quick bites, an integrated Gaggenau fridge, freezer and wine-refrigerator combination, a Gaggenau deep-fryer, two gas cooktops and a wok-burner of the same brand, a semi-integrated Gaggenau dishwasher and high-end Gaggenau oven, microwave, steam-oven and warming-drawer appliances. The stone scullery off here is extremely well-appointed with double sinks, a walk-in pantry and more. The laundry next to the kitchen comprises of more stone bench tops, tiled splash-backs, plentiful storage cupboards and external/side access for drying.

Upstairs, a spacious and flexible lounge room at the top of the landing has kitchenette provisions and is separated from the airy parent's retreat by double doors for peace and quiet. The expansive retreat has integrated audio wall and ceiling speakers, as well as access out to a generous covered balcony with a sweeping sea and sunset vista in the distance.

Separate double doors link the retreat to an enormous king-sized master suite, allowing you to absorb your own ocean views from bed. Fitted triple-mirrored-sliding-door built-in wardrobes and a large walk-in robe (with double Japanese sliding doors) precede an over-sized ensuite with a separate Japanese sliding door for privacy, double ceiling-mounted-rain and wall showers, two heated towel rails, twin "his and hers" vanity basins, a separate toilet and integrated ceiling audio speakers.

The separate upper-level minor sleeping wing is closed off by its own double doors and is made up of three monstrous spare bedrooms - with either walk-in or fitted and mirrored built-in robes. A light and bright main family bathroom (with a shower, separate bathtub and a stone vanity), a powder room and a huge storage attic with drop-down-ladder access complete the internal picture.

Back on the ground level, two sets of double living-room sliding doors extend the main zone to an enclosed alfresco space that encourages year-round indoor-outdoor entertaining. Two further sets of bi-fold doors flow outside to a splendid sitting courtyard, as well as an enchanting oasis of a backyard, dominated by native gardens and plenty of decking. This secluded sanctuary features several walkways and areas of quiet contemplation, also wrapping around to a hidden side deck with native trees and a shaded easy-care artificial-turf yard that your pets will adore.

Lovely Beachside Park - with its fantastic playground for the kids, barbecue facilities, picnic shelters and the new "Monelli" restaurant (Burns Beach's own slice of Italian fusion) - sits only footsteps from your front door, along with the Burns Beach Foreshore Lookout, bus stops, the popular Sistas Burns Beach Café & Restaurant and the glorious surf and sand of beautiful Burns Beach itself.

Burns Beach Primary School is also nearby, as are the likes of wonderful community sporting facilities, shopping and entertainment at Currambine Central, the new Iluka Plaza shopping precinct, other top schools, the freeway, Currambine Train Station and world-class golf at Joondalup Resort. Live the coastal dream here, where space and style reign supreme. It's an awe-inspiring location and lifestyle you will be sure to savour - for many years to come!

Other features include, but are not limited to:

- ☒ Feature entry door
- ☒ Tiled downstairs flooring
- ☒ Carpeted theatre room and minor bedrooms
- ☒ Staircase and upstairs Bamboo wooden floorboards
- ☒ Double linen/broom cupboard downstairs
- ☒ Double-sliding-door linen press upstairs
- ☒ Solar-power panels
- ☒ Two (2) Daikin ducted reverse-cycle air-conditioning systems
- ☒ Security-alarm system and security film to front door windows
- ☒ Ring A/V doorbell/intercom system
- ☒ Internal profile doors
- ☒ Feature ceiling cornices
- ☒ Feature skirting boards
- ☒ Gas storage hot-water system and a second instantaneous gas hot-water system
- ☒ Low-maintenance artificial turf and native reticulated gardens
- ☒ Huge remote-controlled double lock-up garage with internal shopper's entry and access to the rear of the property
- ☒ Two (2) side-access gates
- ☒ Easy-care 638sqm (approx.) block
- ☒ Built in 2014 (approx.) Webb & Brown-Neaves Designer Home

\*\*\*Imagine waking up to the soothing sound of waves gently lapping at the shore, the salty breeze wafting through your window. With just a short stroll to your local beach, you're greeted by pristine, clear waters that sparkle under the sun. Each day feels like a holiday, with endless opportunities for relaxation and adventure right at your doorstep. Whether you're taking a morning swim, enjoying a sunset picnic, or simply lounging in the warm sand, this idyllic coastal lifestyle offers a perfect escape from the hustle and bustle of everyday life, allowing you to savor the beauty of nature all year round\*\*\*

\*\*\*DISCLAIMER: - This information is provided for general information purposes only and is based on information provided by the Seller 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\*\*\*