

**2 Mcpharlin Avenue, Quinns Rocks, WA, 6030**

**House For Sale**

Saturday, 30 November 2024



2 Mcpharlin Avenue, Quinns Rocks, WA, 6030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Unparalleled Elegance With Glorious Ocean Views

Situated mere footsteps from the captivating coastline, this exquisite home has been flawlessly designed from start to finish. Immaculate in presentation, breathtaking in scope and packed with luxury features throughout, this property truly is in a league of its own.

Encompassing two expansive levels, the high spec interiors spill onto a huge sun-drenched balcony with 180-degree ocean views of the stunning Indian Ocean, and a delightful entertainers garden with a below ground pool.

The property epitomizes coastal luxury living at its finest. The sleek rendered front façade with exposed aggregate driveway and meticulous artificial garden that hints at the luxurious lifestyle that awaits within.

### GROUND FLOOR:

Enter through the double doors to this delightful home and immediately get a feeling of the sheer size and quality this property has to offer.

A large foyer greets you at the entrance, with high ceilings, feature lights and nib walls.

A spacious living room which could be utilised as a number of options to suit your needs.

A purpose-built bar with stone bench tops and an undermount sink which offers the perfect space to entertain guests. With bi-folding doors to optimise its coastal location, this room offers seamless indoor-outdoor living to enjoy all year round.

Three generous sized bedrooms all equipped with built in robes.

The family bathroom offers a touch of class with floor to ceiling tiles, double basin, feature lighting and an oversized walk-in shower.

### UPSTAIRS:

A true masterpiece of modern design, this luxurious open-plan living area offers the ultimate lifestyle for those seeking luxury, sophistication, and breathtaking ocean views.

With high ceilings and featured coffered ceilings this luxurious open plan area will be the envy of all friends and family. Bi-folding doors that open up to a huge balcony where you are engulfed with 180-degree views of the ocean.

If you love spending time in the kitchen then look no further. This kitchen has the lot!

Stunning 40mm stone benchtops with waterfall edges, including a floating bulkhead with feature lighting over the huge breakfast island.

All Bosch appliances with a 900mm cooker, integrated rangehood and not one but two built in ovens.

The mammoth master bedroom has its own ocean views and direct access to the sun drenched balcony. A glamorous, resort-style ensuite complete with floor to ceiling tiles, a free-standing bath where you can relax and watch those glorious sunsets. A double basin and large walk-in-shower and separate toilet.

His & hers fitted customised walk-in robes.

You'll love being able to entertain outdoors with the option of soaking up the sun on the huge balcony or cooling off in the below ground pool in the secluded private garden.

The features of this home are too comprehensive to detail and you have to see this property to truly believe it. With nothing less than the finest quality fixtures, fittings and treatments throughout the property features also include:

- Ducted reverse cycle aircon

- Water filtration system to the whole house
- Huge undercroft garage with high ceilings and ample storage
- Extended front driveway with exposed aggregate
- Gated side access, perfect for a boat, caravan or potential granny flat
- Outside shower
- Upgraded cornices throughout
- Multiple gas points for outdoor BBQs and firepits

Just a short stroll to Quinns Beach, this substantial family home commands attention with its impressive street presence and timeless design.

This home must be viewed to be fully appreciated! To arrange your very own private viewing contact James Bosdet today on 0422 621 315.