

20 McPharlin Avenue, Quinns Rocks, WA, 6030



House For Sale

Thursday, 28 November 2024

20 McPharlin Avenue, Quinns Rocks, WA, 6030

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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## The ocean experience - wake up to waves!

\*\* All Offers Presented by 12pm, 10th December 2024 (Unless Sold Prior) \*\*

Hidden away in a tranquil beachside suburb oozing that authentic coastal vibe, this spectacular dual level residence combines comfort and convenience for the ultimate ocean experience.

With large tiled open plan living and a quality kitchen boasting top-notch appliances, connecting the family has never been easier. Beautiful outdoor entertaining creates the perfect scene for hosting your closest friends or extended family, with a built-in outdoor kitchen, low-maintenance gardens, grass for the kids and pets to play with a large swim spa that's sure to be enjoyed year round.

Bedrooms within the home are perfectly sized to offer everyone some peace and privacy with the master bedroom ideally tucked away upstairs. Spend evenings on the decked balcony watching the sunset over glistening waves, or bask in the fresh morning breeze with a cup of coffee in hand.

With walking paths offering some of the quickest beach access around, this coastal community boasts an active lifestyle with Quinns Beach, Quinns Mindarie Surf Life Saving Club, restaurants and more in one handy hub. Freeway access and public transport is minutes away, and so are great local schools and shopping centres. It's a sought-after lifestyle that will keep you happy for many years ahead.

### Property features:

- Four bedroom, two bathroom beachside home
- Formal study
- Open plan design with living, dining, lounge and kitchen
- Split system air conditioning, gas heating and 2 ceiling fans to living space
- Neat kitchen complete with a dishwasher, freestanding oven, island bench and plenty of storage
- Second living area downstairs
- Upstairs master with a walk-in robe, split system aircon and ceiling fan
- Modern ensuite bathroom with double vanity and a heated towel rail
- Powder room (cold water only)
- Decked balcony with ocean views
- Good sized minor bedrooms with ceiling fans and robes to bed 3
- Ground floor family bathroom with a bathtub
- Practical under-stair storage
- Laundry with toilet nearby
- Ducted vacuuming
- Spacious entertainment area with an outdoor kitchen
- Low maintenance rear yard with artificial turf and a large swim-spa
- Double garage with high clearance roller door
- Powered workshop off garage
- Plenty of extra driveway parking

### Location features:

- Vibrant coastal location walking distance from the waters of Quinns Beach with Surf Life Saving Club, swim net enclosure, walking paths and restaurants/cafes
- Easy access to public transport via bus stops and only a short drive to the freeway entrance for commuters
- Close to Quinns Rocks Shopping Village with supermarket, bakery, cafe, post office, fuel station and more
- Spoilt for school choice with Quinn's Rocks Primary School, Quinn's Baptist College, Peter Moyes Anglican Community School and Mindarie Senior High School surrounding
- A short drive to Ocean Keys Shopping Centre for all major amenities, or a quick freeway run to Lakeside Joondalup

Shopping Centre

\*\* The Seller reserves the right to accept an offer prior to 10th December 2024 \*\*