

**20 Silver Sands Drive, Iluka, WA, 6028**

**House For Sale**

Wednesday, 20 November 2024

haiven  
PROPERTY

20 Silver Sands Drive, Iluka, WA, 6028

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Todd Danielle Utley  
0892030777

## **BETWEEN THE PARKS AND THE BEACH !!**

\*\*\* The Sellers reserve the right to accept an offer prior to Monday the 9th December 2024 \*\*\*

An outstanding opportunity exist to secure this fully renovated and beautifully presented coastal abode located just metres from the beautiful James McCusker Park and strolling distance to the coastline. Absolutely immaculate inside and out with a host of quality extras to keep all of the family happy. Guaranteed to please the most fastidious buyer - secure today with The Utleys!

### **FEATURES:**

An arched portico leads to a welcoming double door entrance  
Separate home theatre room with a peaceful garden outlook  
King sized master suite with mirrored built-in robes  
Resort style ensuite with floor to ceiling tiling, separate wc, glass shower and dual basin vanity  
Ideal home office with double doors & glass in-lays to maximise light  
Stunning galley style kitchen with stone bench-tops, Bosch induction cooktop & under bench oven, stainless steel canopy range-hood, mosaic tiled splash backs, granite sink, large breakfast bar with pendant lighting and 2 solar tubes for additional lighting  
Fabulous dining area with commercial grade 6.38mm glass windows  
Spacious central family room with heavy duty stackable doors with 6.38mm glass  
Queen sized bedrooms 2, 3 & 4 all with built-in robes  
Pristine semi ensuite, 2nd bathroom  
Well equipped laundry and separate second powder room  
Hallway linen storage with an abundance of storage

### **OUTDOORS:**

Perfect orientation with a north facing backyard which is private and secure  
Divine alfresco entertaining area  
Additional secondary pergola extending the alfresco living space  
Five zip track blinds for all weather entertaining  
Easy paved surrounds  
Sun kissed fibreglass & heated pool with solar blanket and glass fencing  
Handy garden shed & bin shed  
Low maintenance reticulated gardens  
Synthetic lawn area for the kids to play  
Double remote garage with shopper's access and rear access through doorways  
Even the driveway is new!

### **EXTRAS:**

Ducted and zoned reverse cycle air conditioning with wireless remote control  
Timber floorboards and soft plush carpets throughout  
Solid internal doors  
Crimsafe double doors at entrance  
Ceiling fans  
Built in 2004 by the award-winning Dale Alcock Homes on a 685sqm block

**FOR FURTHER INFORMATION ON THIS PROPERTY OR IF YOU WOULD LIKE AN HONEST AND ACCURATE APPRAISAL ON YOUR OWN HOME CALL THE UTLEYS TODAY!**

**TODD 0417 910 967**

**DANIELLE 0407 117 071**