

34 Portofino Promenade, Mindarie, WA, 6030

House For Sale

Tuesday, 26 November 2024



JoyAbode

34 Portofino Promenade, Mindarie, WA, 6030

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Johann Dique

0894414845

PRISTINE PARKLINED PERFECTION

This stunning new 2024-built 3 bedroom 2 bathroom two-storey residence sits directly opposite the lovely Catalina Beach Park within the impressive "Catalina Estate", amidst other quality properties and within easy walking distance of beautiful Mindarie Beach.

Entry into this exceptional lock-up-and-leave home is via a gated front courtyard that overlooks the park. Beyond a feature glass front door sits a carpeted lounge room, with its own slice of the delightful parkland vista at hand.

The laundry is extremely well-appointed and boasts a sleek stone bench top, built-in storage, Herringbone-tile splashbacks and a separate toilet. Graced by low-maintenance timber-look hybrid floors, the open-plan kitchen, dining and family area is the perfect hub of the house with its walk-in pantry, stylish light fittings, breakfast bar, double sinks, sparkling stone bench tops, Herringbone-tile splashbacks, integrated range hood, stainless-steel Fisher and Paykel five-burner gas cooktop, double ovens of the same brand and a Haier dishwasher.

Double sliders reveal seamless access out to a sun-laden north-facing backyard with lawn and a fabulous open entertaining deck in the corner. The double lock-up garage is huge and can be accessed via the tranquil Almeria Way laneway at the rear, for privacy and peace of mind.

Upstairs, the central study nook is carpeted – as are all three bedrooms. The spacious master suite on the south side of the home boasts a ceiling fan, a walk-in wardrobe, its own covered front balcony with a combined park, ocean and nature outlook and an intimate ensuite bathroom – walk-in rain/hose shower, stone vanity, under-bench storage, separate toilet and all.

The second bedroom has full-height mirrored built-in robes and the third bedroom comprises of its own built-in robe – both filled with abundant natural light and serviced by a bright main family bathroom with a walk-in rain/hose shower, a separate bathtub, a stone vanity and a toilet. There is also a linen press on the upper level, for all of your storage needs.

Embrace a hive of waterside activity at the nearby Mindarie Marina, where restaurants, the local brewery and so much more lie in wait. Cafes and other eateries, marina entertainment, boat pens, other pristine beaches and excellent educational facilities – including Mindarie Primary School, Mindarie Senior College, Peter Moyes Anglican Community School and Quinns Baptist College – are also nearby and very much within arm's reach of your front doorstep.

Furthermore, local community sporting facilities, shopping at the magnificent Ocean Keys precinct, several bus stops, Clarkson Train Station and even the freeway are in close proximity, ensuring coastal convenience for all involved. Get ready for a sea-breeze and sunset kind of lifestyle!

Features include;

Gated garden/courtyard entrance

Two (2) downstairs living areas

Upstairs bedrooms, bathrooms, linen press and study nook

Ocean views from the master-suite balcony

High ceilings

Downstairs laundry

Ducted and zoned reverse-cycle air-conditioning

Wi-Fi A/V intercom doorbell system

Data points throughout

External power points

Rinnai instantaneous gas hot-water system

Hidden backyard drying courtyard/clothesline

Front and rear reticulation

Rear outdoor-entertaining deck

Easy-care gardens and backyard lawn

Extra-long and extra-wide remote-controlled double lock-up garage – with a backyard-access door and private vehicular laneway access via Almeria Way at the rear

Low-maintenance 225sqm (approx.) block

Adjacent off-road parking bays for your guests and visitors to utilise – as well as across the street (parkside)

New build (completed in 2024)