

# 4 Malibu Entrance, Iluka, WA, 6028

DASH REAL ESTATE

## House For Sale

Monday, 28 October 2024

4 Malibu Entrance, Iluka, WA, 6028

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Dion Brown

## HOLLYWOOD IN ILUKA!

Welcome to the ultimate in coastal luxury living at 4 Malibu Entrance, Iluka.

All Offers by 5pm Monday 11th November unless sold prior. The seller reserves the right to accept an offer at any time and without warning prior to this date.

This breathtaking 5 bedroom, 3 bathroom home is packed with sophisticated features and clever design for those who appreciate quality, comfort and effortless entertaining. Just one street back from the stunning Iluka Beach, this home offers a dream lifestyle!

**Step Inside:** Enter through the grand French doors and be greeted by the warmth of bamboo flooring that flows throughout the spacious, light-filled downstairs living areas. A purpose-built home theatre, wired for surround sound, offers the perfect spot for movie nights, while the 5th bedroom complete with ensuite and built-in robe provides an ideal guest retreat.

The heart of the home, the stunning gourmet kitchen, features a breakfast bar, ample storage, meters of bench space, shoppers entrance to garage, massive walk-in pantry, a 900mm oven with a 5-burner gas stove, making it a chef's delight.

Adjacent to the kitchen is the expansive open-plan living and dining area, equipped with built-in cabinetry and a convenient desk space. But the real showstopper is the massive games room, separated by double-glazed soundproof doors and packed with built-in cabinets, a dishwasher, two drinks fridges, a wine chiller, and a 65" wall-mounted LG OLED Smart TV, offering endless entertaining possibilities.

**Luxury Upstairs:** Retreat to the master suite, where luxury meets relaxation. Enjoy the stunning sunsets from your private balcony or unwind in the lavish ensuite, complete with a spa bath, double vanity, and separate WC. Three additional large bedrooms with built-in robes, plus a well-appointed family bathroom and a walk-in linen closet, ensure everyone has their own space.

**Outdoor Oasis:** Step outside and be wowed by the custom-designed concrete heated pool, featuring waterfalls and bubble seats, a smart-wired pool system, extra wide entry steps and a clever "double shallow end" design. Relax by the pool on the stylish Millboard deck or enjoy the alfresco area with a stunning cedar ceiling, perfect for outdoor dining year-round. The shaded courtyard, with its stone-clad gas fireplace, adds an extra touch of elegance for evening gatherings.

**Unmatched Features:** This home is filled with custom touches, including 9-zone ducted reverse cycle air conditioning, feature lighting inside and out, 8 built-in wireless B&W speakers, Bose waterproof garden speakers, and seamless wi-fi coverage. Security is top-notch with 8 external CCTV cameras and an alarm system, and a 10kW solar panel system ensures energy efficiency and cost savings.

Whether you're hosting a casual BBQ by the pool or an elegant function, 4 Malibu Entrance has been designed for those who love to entertain.

Your Dream Home Awaits in the Iluka Community!

Highly sort after location, with beach access, parklands and the Iluka plaza just a short stroll away, this home truly offers the best of coastal living.

Discover the perfect blend of luxury, comfort, and location at 4 Malibu Entrance, Iluka. Don't miss your chance to call this extraordinary property home! Contact Dion Brown at DASH Real Estate on 0404 045 603 to register your interest today!

### The Specifics

Council Rates: \$3,583.25 pa

Water Rates: \$2046.00 pa

Built in 2006 with extensions and pool built in 2017

Land: 640sqm approx.

### 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 inquiries.