

8 Graton Loop, Iluka, WA, 6028

REDMOND
REALTY

House For Sale

Sunday, 3 November 2024

8 Graton Loop, Iluka, WA, 6028

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Type: House



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CLASSIC ILUKA BEAUTY, PLUS ANNEX!

First Home Open Saturday 9th November

Welcome to 8 Graton Loop, brimming with charm & character this BIG and beautiful four bedroom two bathroom 'Federation' style family residence boasts a triple garage, PLUS a fully self-contained one bedroom one bathroom Annex all nestled on a huge 711sqm block in the heart of Iluka! Located in a highly sought-after pocket of this desirable beachside suburb this fabulous home has family living perfectly wrapped up! With an excellent floorplan offering a variety of living options, with space in abundance for the family to grow into and flourish for many years ahead. A leisurely amble takes you to leafy Sir James McCusker Park, the pristine white sands and surf at glorious Iluka Foreshore, and just a short drive takes you to Burns Beach Primary School!

The elegant and timeless front façade welcomes you into an expansive, light-filled entrance hallway, sunken formal lounge room, and formal dining area. The stylish & sleek German kitchen with gleaming Granite benchtops sits at the 'hub' of this delightful family home, boasting Miele appliances including two ovens (one convection, one microwave/combi), gas cooktop, Miele dishwasher. Undermount extractor, built-in pantry cupboard, fridge recess with water feed, centre island bench, sleek glass splashback, an array of 'soft-white' cabinetry.

// THE HOME

- Sunny & bright open-plan family kitchen and meals area
- Sunken formal lounge room, formal dining room
- Elegant timber staircase
- Spacious Master bedroom downstairs with huge walk-in wardrobe
- All minor bedrooms are Queen/King size all with built-in wardrobes
- Two fully tiled bathrooms, spa bath to the family bathroom
- Upstairs lounge room with direct access to the generous balcony with Ocean views!
- Fabulous family sized sparkling pool! Recently re-lined.
- Private rear garden with plenty of space for children & pets to play
- Beautiful Bamboo floors to all bedrooms in the main house
- Electric security shutters
- Marine grade fly-screens and front security door
- Video intercom entry
- Solar panels
- New guttering
- Split system air conditioning units and one ceiling cassette to the main residence
- One split system air conditioning unit to the Annex
- Ceiling fans
- Gas bayonet
- Storage options galore throughout the home and Annex
- Self-contained workshop or storeroom with power
- Auto reticulation
- TRIPLE remote garage
- Side access gates to the rear
- Built in approx. 1995
- Approx. 771sqm block

// ANNEX

- Brilliant fully self-contained Annex perfect for mature family members, teenagers, or potential to rent-out and generate

an extra income (subject to relevant Shire approvals)

- Accessible through the side gate
- Spacious and bright open plan family meals and kitchen area
- Own discreet 'European' laundry
- Large fully-tiled bathroom with shower cubicle, vanity, WC
- Gorgeous, near new hybrid flooring
- Split system air conditioning unit

// COMMUNITY

Nestled in a desirable street, merely an amble to the Indian Ocean and Sir James McCusker Park. Excellent sporting facilities are close by, a short drive takes you to Burns Beach Primary School. In close proximity to local shopping facilities at Currambine Marketplace, Lakeside Joondalup, The Iluka Plaza Precinct (The Iluka Pub & Family Restaurant, Cafe, Child Care Centre, Gym, Pharmacy & Medical Centre), close to top public and private high schools, Award-Winning Joondalup Golf Club & Resort, magical Mindarie Marina, public transport links and Currambine Station.

Contact Gina & Joe Buckle at Redmond Realty for further details on this delightful home, or for an honest and accurate appraisal on your own property.

Sellers Reserve The Right To Accept an Offer Prior To The 'Offers By' Date, Without Notice.

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 enquiries. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate prior to making an offer on this property. Buyers should conduct their own due diligence in terms of actual sizes of the home and/or land and any potential for subdivision/development/building, and not rely solely on the information provided herein by the Selling Agent. Vacant Land: block size & perimeter measurements shown are approximate, buyers should conduct their own checks with a qualified Land Surveyor.