

**3/11 Oryx Road, Cable Beach, WA, 6726**



**Villa For Sale**

Tuesday, 26 November 2024

3/11 Oryx Road, Cable Beach, WA, 6726

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**

## **A RARE OFFERING OF A LUXURY RESORT POOL VILLA IN CABLE BEACH.**

Phil Oakden presents the uber-exclusive Pool Villa #3 in the popular Oaks Cable Beach Sanctuary Resort.

This fully furnished and equipped superb 3-bedroom, 2-bathroom standalone Pool Villa represents the pinnacle of a fabulous lux-lifestyle Property in a five star destination location, just minutes away from the famous Cable Beach and surrounded by bars, restaurants and loads of family entertainment options .

But let's step inside to see what's worth raving about ....

As soon as you enter the Villa - be captivated with the lofty 3-meter ceilings creating an air of coolness and space. As you enter the main Living area, enjoy the open-plan layout of the Kitchen, Dining and Lounge areas that flow effortlessly onto the Outdoor Covered Deck through double glass doors - the perfect setting for relaxation and entertainment ... right beside your very own tropical flower-fringed PRIVATE pool. Oh Lucky YOU!

But there's more ... back inside, the Chef's Kitchen features modern appliances and loads of storage with a huge a family-friendly Island Counter - ideal for 'breakfasts before the beach' and perfect for 'wine-o-clock' parties with friends as they watch you prepare a gourmet supper. The open Living concept allows you to enjoy family-time together and never be separated while everyone relaxes. Speaking of which ... stroll down that vaulted hallway and encounter three generous Bedrooms (the Master with an ensuite of course), a family Bathroom with a soaker tub, an internal Laundry Cabinet (with a Washer & Dryer for added comfort) and note that all the Bedrooms are equipped with built-in robes, fans, split aircons and even wall-mounted TV's with Cable connections... let's not forget the "late-night entertainment" while on holiday!

Imagine Summer nights with family and friends. on the rear Deck - the BBQ grill alight and full of succulent steaks ... and everyone kicking back, enjoying a 'cold one' while the kids enjoy the Pool. Or, let the kids roam the security of the Resort enjoying access to all of the Resorts pools and facilities - this Property is bound to be a family favourite for many years to come ! Priceless memories assured !

This Villa also something for everyone - the Family looking for a future Holiday Home or the Savvy Investor looking at fantastic returns - since the Property offers the unique opportunity of being a Dual Usage Residence. While most of the Villas in the Resort only allow 90 Days/ year for the Owner to stay in-residence, this Luxury Villa is zoned to serve as the family's full-time Residential Home or it can be Leased privately for short, medium or long term Accommodation - these flexible options make it a great investment that's experiencing strong occupancy rates. Financial security starts the days this Villa is yours as it's currently Leased through to January 2026 @ \$1400/wk. providing an assured gross income over \$70,000/year

**Additional Facilities :** This Property includes ownership of 2 Dedicated Parking Bays

Built - 2005

Shire Rates : Approx \$4078 per annum

Water Rates : Approx \$1957 per annum

Strata Fees : Avg \$6,826 per quarter 2024-2025