



2 Arcadia Drive, SHOALWATER, WA 6169

VIEWS OF THE ENTIRE PENINSULA

Simply out of this world—a captivating 249sqm* residence that resides next to the Point Peron reserve, ensuring views of the water and natural habitat that will last forever. It's a classic character residence, skillfully transformed by award-winning architects into a masterful synergy of old and new with grand proportions, substantial living space and considerable street presence.

Inside, soaring ceilings, wide laminate floorboards, acres of glass, and natural fireplaces sit easily alongside sympathetically extended open plan spaces, perfectly maintaining the home's intention of offering views from almost every corner of the house.

Upper-level accommodation is enormous with master bedroom, ensuite, parents retreat, and adjoining nursery. Completely multifunctional, it can be used as a master suite, or as a TV room/teenage retreat, art/yoga studio, or home office.

With Cape Peron having recently been upgraded to an A Class reserve, it is affectionately referred to as "Kings Park by the sea". The area, which accounts for 120 hectares of the peninsula, now enjoys the same protections to those currently enjoyed by Kings Park and Rottnest Island. Your piece of paradise—for perpetuity.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P119671

SALE DETAILS

Offers From \$1,799,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Shaun Groves
0414461976

Features Include:-

- Quintessential charm and character features throughout
- Living areas are cavernous in size with exceptional views
- Well-appointed kitchen with stone counters, gas cooktop, new oven, and plenty of prep and storage space
- Offset breakfast nook
- Dining area to seat 10 or more
- Games room features snooker table and bar
- Large bedrooms with views
- Separate laundry
- Air conditioning

Outside Features:-

- Generous 749m²* block
- Balcony with pergola offers the most sensational sunsets
- Protected alfresco at the rear offers protection from the elements
- Double garage with shoppers' entry
- Side access
- Carport for the caravan or boat
- Established gardens

Location:-

- 20m* to the beach (Google Maps)
- 20m* to Cape Peron (Google Maps)
- 1.8km* to Shoalwater Islands Marine Park (Google Maps)
- 2.5km* to Rockingham Foreshore (Google Maps)

Call Shaun Groves on 0414 461 976 or email shaun.groves@elders.com.au for more information.

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

*All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

Other features: Beach Front, Ocean Views

- Land Area 749.00 square metres
- Building Area: 294.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







