

20 Warnbro Beach Road, SAFETY BAY, WA 6169

EXCLUSIVE BEACHFRONT AND LUXURIOUS FAMILY LIVING

Designed for exclusive beachfront living, this outstanding family home provides a true sense of luxury, with your internal floorplan spanning three levels, while your pristine location faces the breathtaking coastline opposite. Offering premium family comfort, the home is equipped with 4 bedrooms and 4 ensuite bathrooms, with one created to offer independent living within, including a kitchenette and private entry, allowing flexibility across the space and a wide reaching appeal. The master suite is to the upper level to take full advantage of that picturesque vista opposite, with a private balcony and living space, along with a beautiful ensuite for a retreat like feel. While spanning your multi-level layout you have a multitude of opportunity to entertain and relax, with a modern and renovated kitchen plus open plan meals area, a formal lounge and dining space, and a separate family room that could be utilised as a theatre space or games setting. Moving outside and your low maintenance garden provides a variety of room to gather, with a central and shaded courtyard for a Mediterranean inspired design, and a secondary alfresco to rear of the residence for peaceful living throughout.

Offering an enviable lifestyle setting, this absolute beachfront location ensures uninterrupted views across the ocean, with the coastal landscape in full view and reaching as far as Penguin Island for a sensational and scenic outlook. While the peaceful and pristine beach before you ensures complete recreational appeal, with laid back morning strolls, daily ocean swims and exceptional family fun just across the road. The boat ramp is within easy reach, with extensive parkland to explore, while all the

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TYPE: For Sale

INTERNET ID: 300P192631

SALE DETAILS

Offers From \$3,000,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**
8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Bianca McKenzie
0422864960

essential amenities for shopping, schooling and transport links are equally close at hand for absolute convenience throughout.

Features of the home include:

- Oversized master suite to the upper level, with plantation shutters to the windows and sweeping ocean views, including sliding doors to a private balcony, with dual walk-in robes and a separate dressing area
- Generous ensuite to primary bedroom, with floor to ceiling tiling, a dual vanity, bathtub and walk-in shower with feature glass screening
- Parents retreat or living space to the upper level, with plantation shutters to the windows, and another a reverse cycle air conditioning unit with ceiling fan for comfort
- Bedroom 2 with carpet underfoot, sliding doors to the central alfresco area and a walk-in robe, with an ensuite bathroom including a combined bath and shower, vanity and WC
- Bedroom 3, also carpeted to the floor with direct patio access and another walk-in robe, with an ensuite equipped with a combined bath and shower, vanity and WC
- Bedroom 4 or your private granny flat, with tiled flooring, a separate kitchenette with walk-in storage, and a dedicated entry for independent living, with an ensuite bathroom including a shower unit, vanity and WC
- Renovated kitchen, with stone benchtops including a water fall edge and breakfast bar seating, plus a freestanding oven, and extensive crisp white cabinetry
- Scullery beyond the kitchen and fully fitted with cabinetry and counterspace
- Open plan meals area adjacent to the kitchen, with sliding door access to both the central alfresco and side garden
- Formal lounge and dining area to the front of the home, with sweeping windows to enjoy the incredible view, along with a cooling ceiling fan and effective reverse cycle air conditioning unit
- Separate family room, theatre space or games area to the rear of the home, with yet another air conditioning unit and overhead fan, and direct access to your exterior patio
- Updated laundry with a timber benchtop and in-built cabinetry
- Stunning Sydney Blue Gum flooring throughout
- Split system air conditioning units and ceilings fan across the bedrooms
- Central courtyard garden with access from all minor bedrooms and your kitchen, with a large domed roof for a semi-enclosed feel and entertaining in all seasons
- Domed roof patio to the rear of the residence with paved flooring, a feature garden bed and an outdoor shower for a quick wash off from the beach
- Sheltered portico for access within via the dual front door
- Elevated front garden with a minimal upkeep design and a central stairway for entry
- Striking street frontage with a grand facade for instant appeal
- External roller shutters to the windows
- Solar panel system for efficiency
- Secure double garage with a workshop attached

- Gated side access, with plenty of room for parking the boat or caravan

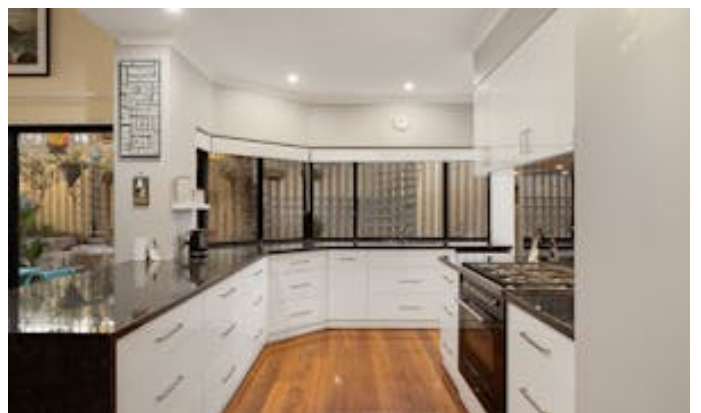
Built in 1995*, set upon an 826sqm* block with 338sqm* of internal living space, this absolutely sensational abode provides an unparalleled lifestyle location, with the pristine coastline across the road, and all the delights of Rockingham close at hand. While the residence itself ensures a peaceful and private haven, with extensive living options, a carefully considered and appealing floorplan, and modern functionality throughout, including that flexibility from the integrated granny flat within.

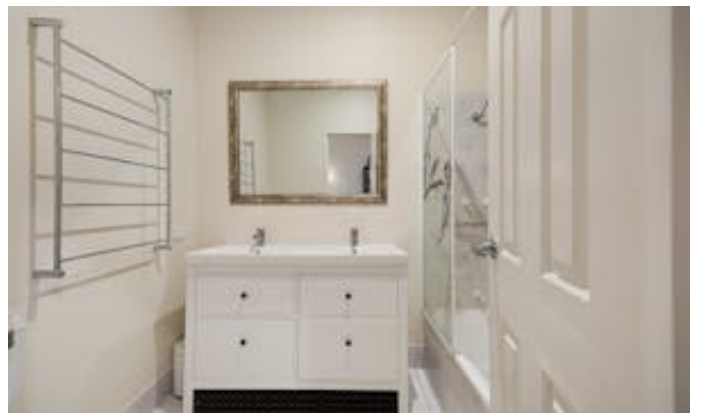
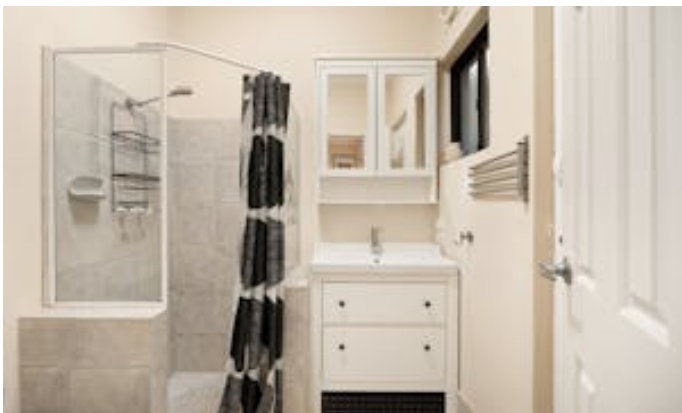
A must view residence, contact Bianca on 0422 864 960 today.

*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.

*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.

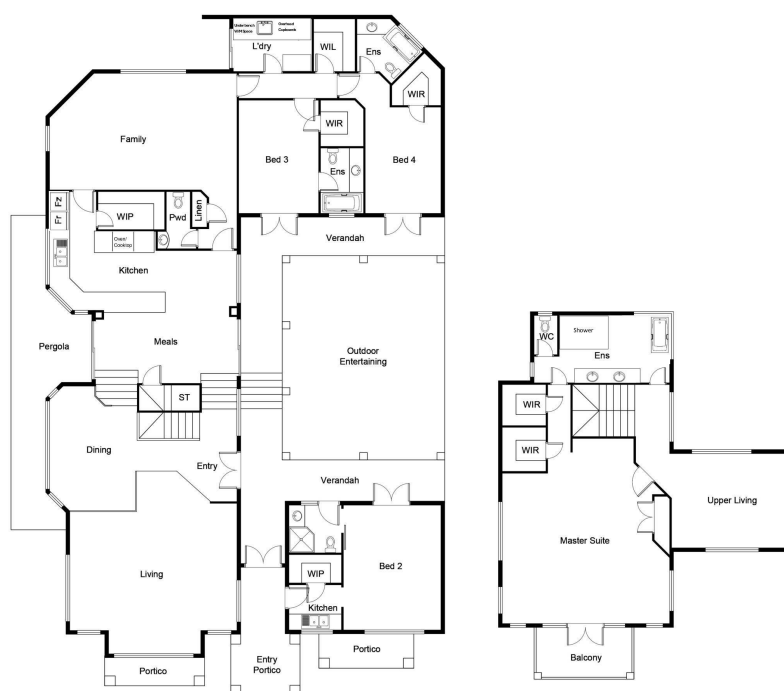
- Land Area 826.00 square metres
- Building Area: 338.00 square metres
- Bedrooms: 4
- Bathrooms: 4
- Double garage











LOWER FLOOR PLAN

UPPER FLOOR PLAN

- Kitchen, Laundry and Main Ensuite have been renovated floorplan adjusted to reflect, but please also refer to the walk through video for viewing

20 Warnbro Beach Road, Safety Bay