



## Mindarie, 1 Ibiza Court

Newly built coastal luxury with pool and ocean views

5 3 2 1

**UNFURNISHED:** This newly completed two-storey residence delivers high-end coastal living with expansive ocean views from the upper-level balcony. Positioned on a small cul-de-sac off Kinsale Drive, close to local amenities, this home offers generous space, sophisticated finishes, and a lifestyle to match.

# Note you must register to attend the home open and to be notified of any changes.

Pool is still being completed at time of listing.

Ground Floor Features:

\*Four well-proportioned bedrooms, each with double built-in robes-perfect for growing families, guests, or a home office.

\*Ensuite to one of the bedrooms which also has access to the rear garden, perfect for use after a dip in the pool!



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**For Lease**  
Please Call

**View**  
[ljhooker.com.au/3SXFFGJ](https://ljhooker.com.au/3SXFFGJ)

**Contact**  
**Olivia Dangerfield**  
[olivia.dangerfield@ljhooker.com.au](mailto:olivia.dangerfield@ljhooker.com.au)

**LJ Hooker City Residential**  
**(08) 9325 0700**

- \*Central family bathroom with bath to serve the three other downstairs bathrooms and
- \*Living area, ideal for entertainment, opens out to the rear alfresco and back yard.
- \*Practical laundry with outdoor access and plenty of storage.
- \*Open linen storage in the laundry and separate storage in the hallway.
- \*Covered alfresco area with gorgeous travertine paving and built in sink and prep area, flowing onto a freshly turfed backyard-perfect for entertaining and space to play.
- \*Pool to be finished in the coming weeks.
- \*Double remote garage with internal store area to the side
- \*Separate third toilet
- \*Under-stair storage and efficient layout.

#### Upper Floor Features:

- \*Spacious open-plan kitchen, dining, and living area, elevated to capture light, airflow, and ocean vistas, opens out to large balcony.
- \*Sleek kitchen with:
  - oStone benchtops, gas cooktop, double ovens, and flumed rangehood
  - oWalk-in pantry
  - oDishwasher recess and fridge recess with plumbing
- \*Opulent Master suite with:
  - oAccess to the balcony boasting panoramic ocean views
  - oLarge walk-in robe and more modest second robe.
  - oStylish ensuite with a walk-in shower and WC also accessible from hallway for guests.
- \*Dedicated IT nook/study area
- \*Fully ducted reverse-cycle air for year-round comfort.

#### Extras & Lifestyle:

- \*Landscaping is complete, offering lush lawn and reticulated planting.
  - \*A swimming pool is scheduled for completion in the next few weeks, adding even more lifestyle appeal.
  - \*Walking distance to Mindarie Marina, beaches, parks, schools, and local cafés.
- This is an ideal rental for families or professionals who want space, style, and convenience in one of Perth's premier coastal suburbs.

Please note the lessor makes no representations about the availability of CTV/Alarms, telephone lines, internet lines or any other communications services to the premises. The tenant must make their own enquiries regarding the availability, cost and/or installation of those services.

TO ARRANGE A VIEWING PLEASE CLICK ON THE 'CONTACT THE AGENT' BUTTON OR THE 'BOOK INSPECTION' BUTTON AND YOU WILL BE SENT AN INSTANT REPLY TO REGISTER FOR THE SCHEDULED VIEWING/S HOME OPEN TIMES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Please be on time so you have sufficient time to fully view the property and ensure that it meets your requirements as viewing times cannot be extended, so as not to cause delays for the next home open. See You There.

ARE YOU A LANDLORD? If you are looking for property management services, we would love to hear from you. Contact our Business Development Manager Rosie on 0416 261 432 or [rosie.marshall@ljhpxp.com.au](mailto:rosie.marshall@ljhpxp.com.au) for a no-obligation and confidential conversation.



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# More About this Property

Property ID	3SXFFGJ
Property Type	House
Including	Air Conditioning Ducted Cooling Ducted Heating Pool Outdoor Entertaining

**Olivia Dangerfield**  
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