



## Ocean Reef, 45 Mooring Crescent

Grand Design Ocean Reef —With Sweeping Ocean Views

This home embodies elegance, functionality, and breathtaking views.

Welcome to 45 Mooring Crescent, Ocean Reef —a truly rare find.

With its grand street presence, sweeping curved balconies, and bold contemporary fae, this residence makes a statement. Whether you're entertaining, relaxing, or simply enjoying the serene surroundings, this home is host to a lifestyle of sophistication and ease.

Located in a sought-after pocket of Ocean Reef, this home is just minutes from Lakeside Joondalup Shopping Centre, quality schools, Joondalup Health Campus, and a variety of cafes and restaurants. With easy access to Mitchell Freeway and Joondalup Train Station, commuting to the CBD or exploring Perth's northern beaches is effortless. Nearby parks and walking trails provide the perfect setting for outdoor activities, making this a fantastic location for families and professionals alike.

4 2 3 1

**For Sale**  
UNDER OFFER

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**Contact**  
**Matt Hemsworth**  
0488 070 954  
[matthew.hemsworth@ljhooker.com.au](mailto:matthew.hemsworth@ljhooker.com.au)



**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.

**LJ Hooker Joondalup**  
**(08) 9300 2100**

As you step through the grand double-door entrance, you're welcomed into a light-filled space where the striking curved architecture of the exterior seamlessly carries through to the interior, creating a cohesive and harmonious design. To the left, a spacious family lounge and dining area, complete with floor-to-ceiling windows, provide a warm and inviting atmosphere. To the right, the expansive master suite offers a private retreat with a generous walk-in robe and an ensuite featuring a double vanity, corner spa bath, shower, and separate toilet. The open-plan living area flows seamlessly, incorporating a meals and lounge space that extends from the beautifully designed kitchen. This culinary haven boasts sleek cabinetry, premium appliances, a walk-in pantry, and an expansive granite island that serves as both a workspace and a breakfast bar - perfect for casual meals and social gatherings.

A separate wing of the home houses bedrooms two, three, and four, all of which feature built-in robes, offering privacy and comfort for family members or guests. Each room is well-sized with built-in robes and easy access to the modern family bathroom, ensuring both style and functionality.

Upstairs, a dedicated entertainment zone awaits. This impressive space features a games room with a kitchenette, making entertaining upstairs easy, and a private balcony that captures sweeping ocean views, making it the ultimate haven for movie nights, gatherings, or simply unwinding while taking in the stunning coastal backdrop.

The private pool, tucked discreetly to the side, maximises yard space while offering a secluded retreat. Water features gracefully shoot from the ground, adding a soothing ambiance with the gentle sound of trickling water. Whether you're enjoying a barbecue, morning coffee, or a peaceful swim, this backyard is designed for effortless enjoyment. A storeroom and double garage provide ample storage for added convenience.

#### PROPERTY PARTICULARS:

Build Year: 2004

Land Size: 777sqm

Living Area: 308sqm

#### LOCATION (Approx.):

1.1km - Trigg Point Park

1.2km - Ocean Reef Park

2.6km - Ocean Reef Boat Harbour

3.1km - Mullaloo Beach

5.2km - Lakeside Joondalup

PLEASE NOTE while every effort has been made to ensure the given information is correct at the time of listing, this information is provided for reference only and is subject to further enquiry.



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## More About this Property

Property ID	JKYHRD
Property Type	House
House Size	308 m2
Land Area	777 m2
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (4) Pool Courtyard Balcony Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Liveability

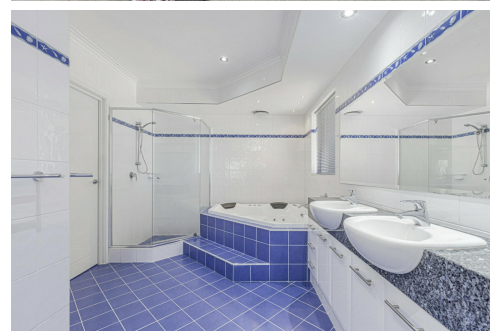
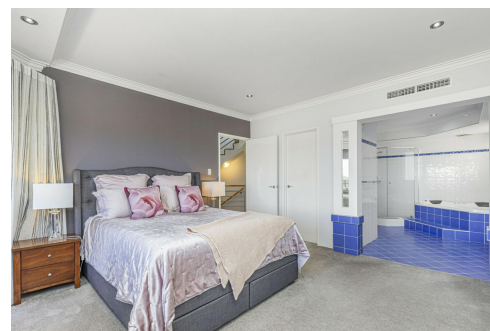
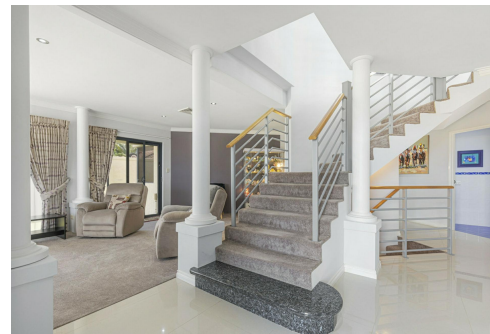
**Matt Hemsworth 0488 070 954**

Residential Property Sales | [matthew.hemsworth@ljhooker.com.au](mailto:matthew.hemsworth@ljhooker.com.au)

**LJ Hooker Joondalup (08) 9300 2100**

4/25 Delage Street, JOONDALUP WA 6027

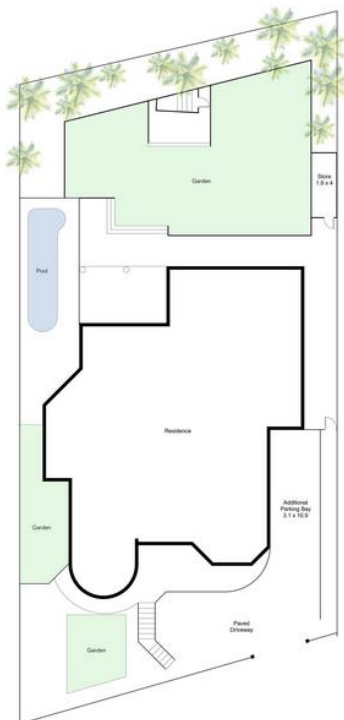
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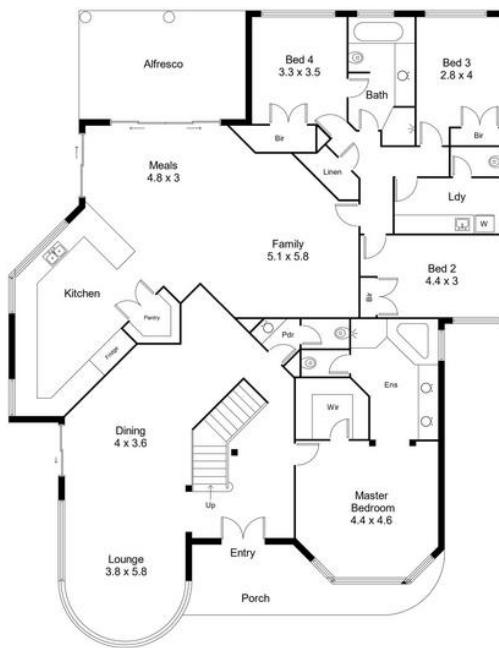
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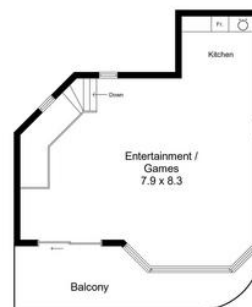




SITE PLAN



GROUND FLOOR



UPPER FLOOR



UNDERCROFT



## 45 Mooring Crescent, Ocean Reef

/ for information and guidance purpose only /  
measurements shown are approximate



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