



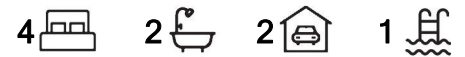
Quinns Rocks, 105 Mindarie Drive

Designer Living in Sought-After Old Quinns

Rarely does an opportunity like this come along —a stunning, near-new home located in the highly coveted 'Old Quinns' precinct of Quinns Rocks. Just three years young, this modern masterpiece delivers contemporary luxury in an area beloved for its classic coastal charm.

Step inside to discover a striking open-plan kitchen, living, and dining area, where expansive stacker doors create a seamless transition to the outdoor entertaining space. The gourmet kitchen is a true centrepiece, boasting waterfall-edge stone benchtops, sleek gloss cabinetry, a generous bar seating area, integrated rangehood, and abundant storage. Tucked around the corner, a practical scullery keeps clutter out of sight and provides direct access to the laundry and backyard —perfect for busy households.

The king-sized main suite is a showstopper, offering glimpses of the ocean, a palatial dressing room, and an opulent ensuite complete with floor-to-ceiling tiling, double vanities,



For Sale
Please Call

View
ljhooker.com.au/JUWHRD

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a freestanding eggshell bath, and a spacious double shower and separate toilet —luxury living at its finest.

Towards the rear of the home, a clever office/study nook overlooks the backyard and sparkling pool, positioned conveniently between the secondary bedrooms. Each additional bedroom is generously proportioned and serviced by a beautifully appointed family bathroom.

Outside, the backyard is made for relaxed coastal living, featuring a paved alfresco area, glistening pool with outdoor shower, low-maintenance artificial turf, and roller-door access through to the garage.

Additional Features:

- Custom garage door with sensor operation and WiFi app control
- Epoxy-finished garage floor
- Additional attic storage accessed via garage
- Ducted air conditioning with Airtouch 5 WiFi control system
- Security system with 7 cameras
- Whole house water filtration system
- Hybrid flooring throughout living areas and bedrooms
- Gravity blinds on internal windows

Location Highlights:

- Situated in the prestigious 'Old Quinns' precinct
- Approximately 400m to the coast
- Approximately 300m to Mindarie Park and 450m to Mintaro Park
- Approximately 350m to Luna and Soul Café
- Approximately 950m to Portofinos Beach Bar and Kitchen
- Approximately 850m to Quinns Rocks Primary School
- 1.3—1.5km to Mindarie Senior College, Peter Moyes Anglican Community School, and Quinns Baptist College
- Approximately 2km to Mindarie Marina

More About this Property

Property ID	JUWHRD
Property Type	House
House Size	166 m2
Land Area	471 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Pool Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

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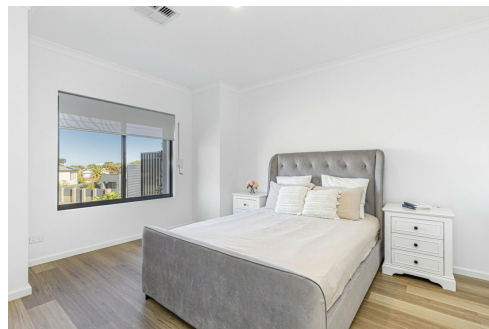
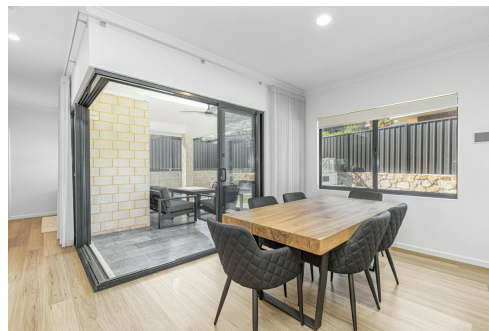
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For information and guidance purpose only / measurements shown are approximate



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