



## Quinns Rocks, 17 Southsea Road

### Splash into Quinns Rocks – Family Home with Pool!

Welcome to your coastal retreat in Quinns Rocks! This impeccably crafted 4 bedroom, 2 bathroom home offers a blend of comfort and sophistication, perfectly designed for modern family living.

As you step inside, you're greeted by a separate lounge at the front, providing an ideal space for relaxation or entertaining guests, with space for a study nook or library.

The heart of the home is the spacious kitchen, boasting elegant stone benchtops and ample storage, making meal preparation a breeze. With its open layout, the kitchen seamlessly flows into the second lounge and dining area, offering a perfect setting for family gatherings and casual meals. The focal point of the family lounge is a charming woodburning fireplace, creating a cozy ambiance

4 2 2

#### For Sale

Please Call

#### View

[ljhooker.com.au/G3UHRD](http://ljhooker.com.au/G3UHRD)

#### Contact

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**LJ Hooker Joondalup**  
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on cooler evenings.

Each of the four bedrooms features built-in wardrobes, providing plenty of storage space and ensuring clutter-free living. Light pours into every corner of the home, illuminating the light-soaked interiors and creating an inviting atmosphere throughout.

Step outside to discover your own private retreat in the expansive backyard. Here, a sparkling pool awaits, offering endless opportunities for outdoor entertaining and enjoyment. Whether you're hosting weekend barbecues or simply relaxing under the sun, this backyard is sure to impress.

Located in the sought-after coastal suburb of Quinns Rocks, this property offers the best of both worlds – a serene lifestyle by the sea, yet conveniently close to schools, shops, and amenities. Don't miss your chance to make this coastal dream home your own!

#### Features You'll Love:

- Pool with solar heating system for year-round comfort
- Large solar voltaic system
- High-ceilinged double garage, with plenty of space for tall vehicles
- Spacious kitchen with stone benchtops and plenty of storage
- Woodburning fireplace in the family lounge
- Separate second lounge at the front
- Ensuite bathroom in the master suite
- Built-in wardrobes in all bedrooms

#### Location Highlights:

- Approx. 150m to Littleham Park
- Approx. 500m to Quinns Rocks Primary School
- Approx. 550m to Quinns Village Shopping Centre
- Approx 1.3km to the beach
- Quick access to the freeway
- Within 1km of:
  - Mindarie Senior College
  - Peter Moyes Anglican Community School
  - Quinn's Baptist College



## More About this Property

<b>Property ID</b>	G3UHRD
<b>Property Type</b>	House
<b>Land Area</b>	682 m <sup>2</sup>
<b>Including</b>	Toilets (2)

### Ian Knight 0413 447 016

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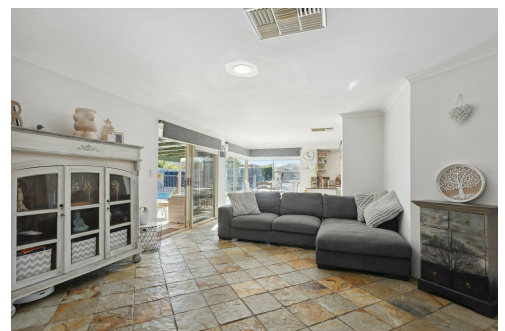
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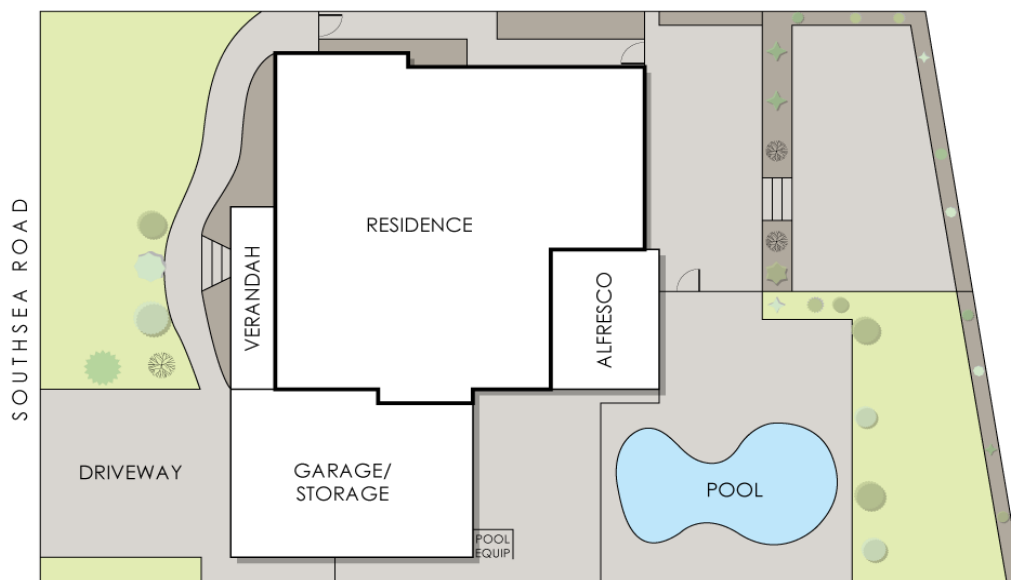
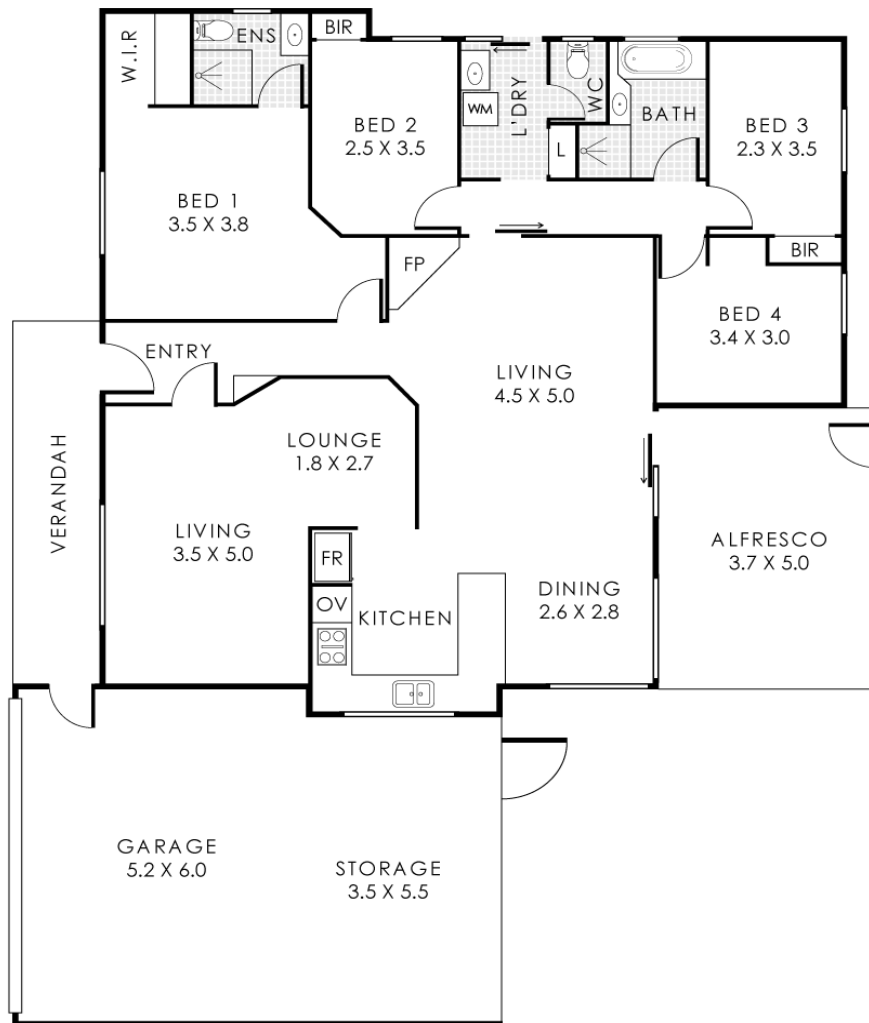
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## 17 Southsea Road, Quinns Rocks

Residence 136m<sup>2</sup> | Storage 19m<sup>2</sup> | Garage 31m<sup>2</sup> | Alfresco 19m<sup>2</sup> | Verandah 10m<sup>2</sup>  
**Total Area 215m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. CIB Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.  
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