



## Quinns Rocks, 25 Ashley Avenue

### Elevated Elegance with Ocean Views

Set in the highly sought-after Old Quinns precinct, this stunning residence enjoys commanding ocean views and a massive 928sqm block with potential for future subdivision (STCA). Thoughtfully designed and beautifully appointed, this property combines coastal luxury with functional family living, all just moments from the shoreline.

Beyond a luxurious double-door entry, you're greeted by a sweeping open-plan layout that seamlessly integrates kitchen, living, and dining spaces-framed by an expansive ocean outlook. Elevated above neighbouring homes, the views are uninterrupted, allowing you to soak in the natural beauty of the coastline and surrounding greenery.

The kitchen is a true showpiece, featuring striking stone benchtops, a triple oven, integrated rangehood, stylish pendant lighting, and a double sink with its own ocean view. The adjacent lounge offers generous space for relaxing or entertaining, while the dining area flows naturally to the expansive outdoor alfresco-perfect for hosting family and friends



**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.

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**For Sale**  
\$1.2 million +

**View**  
[ljhooker.com.au/JUSHRD](http://ljhooker.com.au/JUSHRD)

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year-round.

A cleverly designed study area with full-height cabinetry keeps your workspace tidy, while the main suite is a private sanctuary. Wake up to sweeping ocean vistas, step directly out to the alfresco, and enjoy an elegant ensuite with seamless built-in storage. Each of the secondary bedrooms is impressively sized, also fitted with full-height cabinetry that stretches wall to wall-no shortage of storage here.

The main bathroom mirrors the home's overall aesthetic with beautiful tiling, contemporary fixtures, a spacious shower and a freestanding bathtub. Outdoors, the tiered backyard offers three distinct zones with manicured lawns, established greenery, and an enormous covered alfresco that invites you to take full advantage of the coastal lifestyle.

Additional features include a large garage with workshop space, plenty of front parking, and rich hardwood floors throughout the living areas and bedrooms.

#### Location Highlights:

- Less than 250m to the beach
- Approx. 550m to Luna & Soul Café
- Approx. 250m to Mintaro Park
- Approx. 1.3km to Portofinos Beach Bar and Kitchen
- Approx. 1.1km to Quinns Rocks Primary School
- 1.6—1.8km to Mindarie Senior College, Peter Moyes Anglican Community School, and Quinns Baptist College

## More About this Property

|               |                        |
|---------------|------------------------|
| Property ID   | JUSHRD                 |
| Property Type | House                  |
| House Size    | 153 m2                 |
| Land Area     | 928 m2                 |
| Including     | Ensuite<br>Toilets (2) |

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measurements shown are approximate