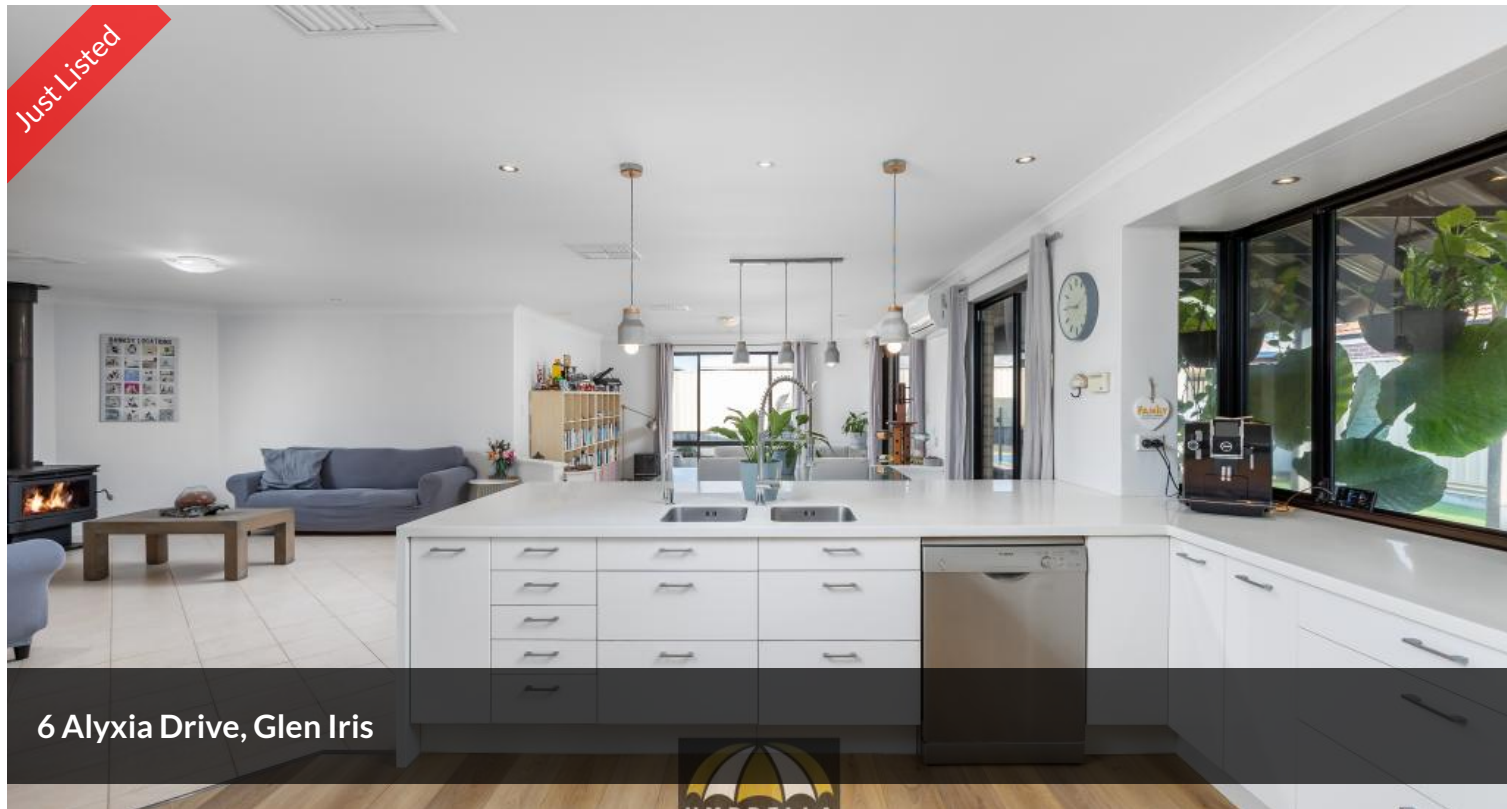


Just Listed



6 Alyxia Drive, Glen Iris



## LUXURY RESIDENCE DESIGNED FOR INTERGENERATIONAL AND RESORT STYLE LIVING

Welcome to 6 Alyxia Drive, Glen Iris/Vittoria Heights, an exclusive residence that delivers the feel of a private retreat while offering the convenience of one of Bunbury's most connected lifestyle locations. Surrounded by quality homes, this remarkable property offers luxury, privacy and flexibility on a beautifully maintained 745m<sup>2</sup> block.

Built in 2001 with timeless double brick and tile construction, this expansive residence offers over 228m<sup>2</sup> of sophisticated living, thoughtfully designed for families who appreciate space, entertaining and effortless comfort. From the moment you arrive, the attention to detail is evident, with immaculate presentation and low maintenance surrounds ensuring there is absolutely nothing left to do.

At the centre of the home, the stunning designer kitchen overlooks the resort style pool and entertaining areas, creating a seamless indoor-

 4  2  6  745 m<sup>2</sup>

**Price** All Offers Invited

**Property Type** Residential

**Property ID** 1508

**Land Area** 745 m<sup>2</sup>

### INSPECTION TIMES

Sat 27 Jun, 11:00 AM - 11:30 AM

### AGENT DETAILS

Nicole Kelly - 0447 648 842

### OFFICE DETAILS

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outdoor connection perfect for both everyday living and unforgettable gatherings. Featuring luxurious Corian benchtops, an enormous 1.3m x 3m island bench with soft close drawers to both sides, Bosch double ovens, a 900mm cooktop, Bosch dishwasher, overhead cabinetry with sheer viewing cabinets, pendant lighting, feature splashback tiling and exceptional storage throughout. This kitchen has been crafted for those who love to entertain in style. A five stage filtered water system with remineraliser adds another premium touch, while the fridge is also included for ultimate convenience.

The resort inspired outdoor setting feels like a private holiday escape, complete with a below ground solar heated pool and spa framed by elegant glass fencing and surrounded by multiple entertaining zones. A gabled patio and two separate alfresco decks provide the perfect balance between relaxed lounging and protected entertaining spaces, while the artificial turf and tranquil fish pond create an atmosphere of serenity and exclusivity. Gas heating connection is also available for the spa should you wish to utilise it.

Inside, the home offers an impressive selection of living spaces including formal lounge, family living, meals area and games room, all designed to accommodate growing families and effortless entertaining. The family and dining zones are perfectly positioned to capture beautiful pool views, while the fireplace creates warmth and ambience during cooler evenings. Tiled flooring through the main living areas combines practicality with style, complemented by soft carpeting in the bedrooms and formal lounge.

The king sized master suite is a true parents' sanctuary, flooded with natural light and complete with its own private retreat area. This luxurious space flows into a walk in robe and an elegant ensuite featuring a corner bath, double shower, and a separate toilet.

A thoughtfully designed separate rear wing of the home provides exceptional flexibility for intergenerational living, teenagers or guests. Bedroom two can be a part of the main home whilst bedrooms three and four can be closed off entirely, alongside a well appointed bathroom with a bath plus a separate vanity and toilet.

Adding even further versatility is the clinic space with its own private front entrance, separate to the main home, split system air conditioning, shutters, built in cabinetry, plumbed basin, vanity and toilet with rear yard access. Whether utilised as a home business, consulting rooms, guest accommodation, studio, teenager's retreat, granny flat or potential future living quarters, the possibilities are extensive.

Additional premium features include evaporative air conditioning throughout, four split system units including in the clinic, CCTV security system, double garage, a 4.5m x 4.7m powered workshop, feature lighting, ceiling fans, extensive storage solutions and beautifully maintained low maintenance yard.

Located just moments from Bunbury Farmers Market, Eaton Fair Shopping Centre and the Bunbury CBD, this exceptional residence combines luxury living with unbeatable convenience.

6 Alyxia Drive is more than a home; it is a lifestyle sanctuary designed for those who appreciate quality, privacy and refined resort style living with endless opportunities.

Proudly listed by Nicole Kelly 0447 648 842, All offers invited.

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