



## 7 Miami Beach Promenade ILUKA WA

4  2  2 

**CLOSING DATE SALE 15 March**

The Seller reserves the right to sell prior

Stunningly overlooking the sprawling Iluka District Open Space and playing fields across the road whilst also nestled within walking distance of the beach and the new modern Iluka Plaza shopping precinct, this outstanding 4 bedroom 2 bathroom two-storey home combines contemporary comfort with both lifestyle and location in the best way possible.

Downstairs, double doors reveal a tiled home office or study with a splendid garden aspect out of its window, off the lovely tiled entry foyer. Soaring high ceilings grace a formal lounge that is reserved for those special occasions,

[For full version visit the website](https://www.joyofhope.com.au)

**Type** : House  
**Building Size** : 29 sqm  
**Land Size** : 752 sqm  
**View** : <https://www.joyofhope.com.au/sale/wa/northern-suburbs/iluka/residential/house/7533793>



**Johann Dique**  
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**Approximate Areas**

- Ground Floor: 199m<sup>2</sup>
- First Floor: 71m<sup>2</sup>
- Garage: 39m<sup>2</sup>
- Allfresco: 34m<sup>2</sup>
- Patio: 13m<sup>2</sup>
- Porch: 4m<sup>2</sup>

**Total Area: 360m<sup>2</sup>**

This floor plan 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 first floor plan. Not to be used for any other purpose.  
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