

# 1 Broulee Lane, Secret Harbour, WA 6173

## House For Sale

Monday, 22 April 2024



1 Broulee Lane, Secret Harbour, WA 6173

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 626 m2

Type: House



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## Buyers Over \$995,000

Experience luxury living at its finest with this meticulously designed custom home at 1 Broulee Lane, Secret Harbour, brought to you exclusively by Coastal Realty WA. Boasting an impressive total of 409 sqm under the main roof, including a vast 313 sqm of living space, this property redefines modern elegance. Nestled on a generous 626 sqm block in the prestigious Spyglass Hill location, this residence offers breathtaking views of the Secret Harbour golf course from its alfresco and balcony, with ocean vistas adding to the allure. Spyglass Hill Estate, renowned for its meticulously planned layout, is surrounded by lush greenery and designed for optimal functionality and livability, with parks and open spaces for families to enjoy.

- **Air Conditioning:** Enjoy comfort year-round with efficient Reverse Cycle Air Conditioning throughout the first floor of the home, and split system air conditioning to the bottom floor ensuring a pleasant environment regardless of the weather outside.
- **Grand Entrance Foyer:** Impress guests as they step into your home through a spacious and elegant entrance, setting the tone for the luxurious living space within.
- **Solid Timber Floors:** Upstairs living areas and the staircase feature solid timber floors, adding warmth and sophistication to the space while also being durable and easy to maintain.
- **Landing Sitting Area:** The top of the stairs provides a versatile space for relaxation, conversation, or simply enjoying the scenic views and natural light pouring in.
- **Large Master Suite:** Retreat to a spacious master suite boasting picturesque golf course views, plush carpets, dual walk-in robes, and a luxurious ensuite with a corner bath, double vanity, ample storage, and a corner shower.
- **Upstairs Activity Room:** Additional living space upstairs provides flexibility for entertainment, hobbies, or as a children's play area, enhancing the functionality of the home.
- **Large Study:** A dedicated study off the main entry foyer offers privacy and convenience for those needing a home office or quiet workspace.
- **Chef's Kitchen:** The heart of the home, the chef's kitchen features granite benchtops, a double pantry, generous fridge recess, dishwasher, and top-of-the-line 900mm appliances, making meal preparation a delight.
- **Theatre Room:** Movie nights are taken to the next level with a spacious theatre room overlooking the pool area, perfect for cinematic experiences in the comfort of your own home.
- **Laundry Convenience:** The laundry, conveniently located off the kitchen, features ample storage and a shopper's entrance from the garage, making household chores a breeze.
- **Spacious Minor Bedrooms:** Two additional bedrooms offer double robes and king-size accommodations, providing ample space for family members or guests to relax and unwind.
- **Family Bathroom:** Complete with a bath, corner shower, and separate powder room toilet, the family bathroom caters to both relaxation and practicality.
- **Outdoor Entertainment:** Step outside to a large alfresco area with café blinds, providing a seamless transition between indoor and outdoor living while enjoying panoramic views of the golf course and pool area.
- **Low-Maintenance Backyard:** The oasis backyard features decking and landscaping designed for minimal upkeep, allowing more time to relax and enjoy outdoor activities.
- **In-Ground Pool:** Dive into luxury with an in-ground pool adorned with decorative mosaic tiles and a stunning water feature, creating a resort-like ambience in your backyard.
- **Double Garage with Storage:** The double garage includes added storage room facilities to the rear, providing ample space for tools, equipment, or additional belongings.
- **Landscaped Front Gardens:** Impress curb appeal with beautifully landscaped front gardens, adding to the overall charm and attractiveness of the property.
- **Desirable Location:** Situated in the sought-after Spyglass Hill Estate, enjoy the convenience of stunning golf course views, proximity to parks, open spaces, and the Secret Harbour golf course, offering a lifestyle of luxury and leisure. This property is definitely one to be seen, not often does a home with this much character and quality come to market. This huge family home is just waiting for it's new owners to call it home. Contact Cass and Clarissa today!

Property Code: 343