

# 116 Hare Street, Middleton Beach, WA 6330



## House For Sale

Wednesday, 13 September 2023

116 Hare Street, Middleton Beach, WA 6330

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 577 m2**

**Type: House**



Tommie Watts  
0898414022

## Offers Above \$1,350,000

Expertly designed to exploit expansive, picture-postcard views from the Porongurups around to the Southern Ocean, this is a superior-quality, beautifully appointed home befitting its absolute prime position. The modern, two-storey home sets the scene for a privileged lifestyle with outstanding spaces to make everyday living and entertaining a delight. Within walking distance of the shore and tourist precinct of iconic Middleton Beach, the property is also only a short drive to the amenities of the city centre, schools and sporting facilities. Built of pale grey-rendered brick with contrasting Hardiplank panels and a Colorbond roof, the imposing home is striking from the outside and just as impressive inside the double front doors. At its heart is a sunny living area comprising a lounge and sunroom with gable ceilings and extensive glazing to capitalise on the magnificent view over Middleton Bay, Lake Seppings, the golf course, Gull Rock and Michaelmas and Breaksea Islands. Next to the lounge is the dining area and then the big kitchen with a pantry, dishwasher and classy cabinetry in latte tones. A sizeable home theatre or studio off the living area is soundproofed and has abundant power and data points. The bedrooms at the front comprise the luxurious king-sized master suite with a dressing room and private bathroom with a shower and spa bath, and three double bedrooms with robes. A shower and vanity are in the main bathroom and there's a separate guest toilet with handbasin. Making the most of the under-house space is a huge, open area including a games room or gymnasium, a fantastic workshop with abundant benches and storage, a store room, a toilet and a wine cellar. Top-drawer flooring, tiling, cabinetry and décor finish the home brilliantly and the long list of extras includes 10 solar panels, ducted air conditioning, a water softener and an integrated sound system. Set in attractive gardens, the home occupies a corner block of 577sqm with a single garage as well as a double garage with a high-clearance door. Discerning buyers will appreciate the many lifestyle-enhancing facets of this home as much as the prestigious and convenient coastal location and world-class outlook. What you need to know: - Rendered brick and Colorbond home in prestigious location - Superior construction and abundant amenities - Expansive views from the Porongurups to the Southern Ocean - Open-plan lounge, dining area, sunroom, theatre room - Under-house games room, workshop, wine cellar, storage - Plush master suite with dressing room, en suite bathroom - Three double bedrooms with robes - Second bathroom with shower and vanity - Guest toilet - Corner block of 577sqm - Single garage plus double high-clearance garage - Few minutes' walk from beach, park, lake - Easy reach of schools, town, sports - Council rates: \$3,292.08 - Water rates: \$1,525.99