

# 13 Harcourt Drive, Hillarys, WA 6025

THE AGENCY

## Sold House

Monday, 3 June 2024

13 Harcourt Drive, Hillarys, WA 6025

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 733 m<sup>2</sup>

Type: House



Lisa Barham

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**\$1,475,000**

Enjoy every moment of living in this absolutely stunning 4 bedroom 2 bathroom single-level home that sits on a comfortable block and only minutes away from beautiful beaches, the new Hillarys Beach Club and the magnificent Hillarys Boat Harbour, offering you and your loved ones the ultimate in modern entertaining and relaxation. Near the front of the house, you will find a carpeted study area and a tiled activity/play room for the kids that can be set up any which way you like – even vice-versa. A carpeted front lounge or theatre room off the entry only adds to the appeal. The bedrooms are all carpeted also, inclusive of a generous second bedroom with mirrored built-in wardrobes and third and fourth bedroom with their own full-height mirrored built-in robes – all serviced by a powder room and a well-appointed main family bathroom with a shower, separate bathtub, a sleek stone vanity and heat lamps. A huge open-plan family, dining and kitchen area doubles as the tiled central hub of the floor plan with its media recess, sparkling stone bench tops, double sinks, tiled splashbacks, ample cupboard and pantry storage, an over-sized fridge/freezer recess, a stainless-steel Bosch dishwasher and quality stainless-steel Ariston range-hood, six-burner gas-cooktop and oven appliances. This spacious master suite at the back of the house is the obvious pick of the bedrooms with its fitted walk-in robe and sumptuous ensuite – massive shower, deep bathtub, internal white plantation shutters, separate toilet, heat lamps, twin “his and hers” stone vanities and all. At the rear and off the family room lies a fabulous covered alfresco that is dominated by concrete aggregate, has a gas bayonet for barbecues and boasts Zipscreen café/shade blinds for protection from the elements. It also overlooks a shimmering below-ground swimming pool that has an in-ground cover and heaps of room for everyone to laze around it, under the sun. There is also a poolside outdoor rain shower for good measure – as well as brand-new artificial turf, also accessible from the master suite. Completing this exceptional package is an extra-large remote-controlled lock-up three-car garage with extra-high ceilings, internal shopper's entry and roller-door access to the rear – for further secure parking space on the newly-laid backyard lawn. Stroll leisurely to a plethora of picturesque local parklands, Hillarys Primary School, bus stops and indulge in a very close proximity to St Mark's Anglican Community School, cafes, restaurants, shopping at both Hillarys Shopping Centre and Westfield Whitford City, additional public transport at Whitfords Station and even freeway convenience. Impressive is an understatement here, that's for sure! Other features include, but are not limited to:

- Double-door entrance
- Tiled entry foyer
- Recessed family-room ceiling
- Cathedral-style dining-area ceiling
- Functional laundry off the kitchen – complete with wall-to-wall storage, over-head and under-bench cupboards, tiled splashbacks and access out to a side drying courtyard
- 2.6kW (approx.) solar power-panel system
- Ducted reverse-cycle air-conditioning system – with iZone zoning controls
- Security-alarm system
- Feature skirting boards
- Security doors
- Gas hot-water system
- Reticulation
- Lush green front-yard lawns
- Expansive new artificial-turf area in the backyard
- Hidden side lawn area – perfect for pets
- Ample aggregate-driveway parking space
- Two (2) side-access gates
- Large 733sqm (approx.) block

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.