

16 Acerosa Boulevard, Halls Head, WA 6210

— Mandurah

Sold House

Saturday, 16 September 2023

16 Acerosa Boulevard, Halls Head, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 453 m²

Type: House

\$625,000

Chris Parsons from Harcourts warmly welcomes 16 Acerosa Boulevard, Halls Head to the market. When it comes to living close to the beach, you can't get much closer than this! This modern and spacious family home sits in an elevated position above street level, with a gated and retained front yard. Entry is into a dedicated entrance hallway, and then as you move further inside the home a separate lounge/theatre room on the right is the first interior living room you come to - perfect when welcoming guests, or for quiet evenings relaxing at home. There is also one of two wood fire places in the master bedroom, creating a cosy adult retreat. The main living area has high ceilings and includes a galley-style kitchen overlooking the dining and living room. As with the separate lounge room and bedrooms, this area has ducted reverse-cycle air conditioning for year-round comfort, and there is also a fireplace for the ultimate in cosiness on wintry days. Imagine winter walks along the beach when the days are cool and windy, then coming home to a roaring fire - bliss! Large Italian porcelain floor tiles and light coloured walls are a great foundation for styling this fabulous room to suit your own personal taste. The kitchen has all the most popular wish-list items provided - stone benchtops and 900mm appliances including an under bench oven, stainless steel gas cooktop and rangehood, as well as a wide fridge/freezer recess, dishwasher and a huge walk-in pantry. At the rear wall a sliding door opens to the rear alfresco area, nestled under the main roof and facing north, with a compact back yard which will be all you need when the beach is so close by! The master bedroom is king-sized with a large walk-in robe and ensuite bathroom providing a shower vanity unit and separate toilet. What could be nicer than falling asleep in the warm glow of the firelight and listening to the sound of waves! Family members or guests will enjoy their own wing, where there are three queen-sized family/guest bedrooms and an open activity room, as well as the second bathroom providing a bath, shower and vanity unit, separate toilet and laundry. To complete the interior layout, a study is located closer to the front of the home, ideal for anyone who works from home or an enviable craft room. An insulated double garage provides secure parking for two vehicles, with a shopper's entry leading inside close to the kitchen. Other desirable inclusions not yet mentioned are a premium aerial with booster, encrypted Centurion garage door and 5kW solar panels. Walk just approximately 55 metres from this fabulous home, and you will meet the coastal cycleway. From here you have the choice of heading down to the beach or meandering along the cycleway, and just around the corner are the Seascapes shops, with an IGA supermarket, Spill the Beans Cafe, and more, this is such a desirable and convenient lifestyle location! Summer will be here before we know it and if you act now your summer this year could be spent in your new beachside home - but for now the fireplaces and ducted reverse cycle air conditioning will keep you warm here! This fabulous family home is available to become yours now. Please call 0459 752 640 today to arrange your viewing. Featuring: Almost beachfront - just 55m walk to footpath to the beach and coastal cycleway Two interior living areas Separate front lounge Main living area including a galley style kitchen, dining and living room Kitchen with stone benchtops and huge walk-in pantry 900mm under bench oven, gas cooktop and rangehood Dishwasher Ducted reverse cycle air conditioning Two wood fires with stainless steel flues North-facing alfresco under the main roof King-sized master bedroom with a large walk-in robe and ensuite bathroom and fireplace Three queen-sized family/guest bedrooms Open activity area Study Premium aerial with booster 5kW solar panels Instantaneous gas hot water system Insulated double garage with shopper's entry Encrypted Centurion garage door This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.