

**17 Seychelles Lane, Hillarys, WA 6025**

THE AGENCY

**Sold House**

Thursday, 5 October 2023

17 Seychelles Lane, Hillarys, WA 6025

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 400 m2**

**Type: House**



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**\$1,650,000**

Stunningly situated amongst other high-end properties in sought-after "Harbour Rise", this quality-built 4 bedroom 2 bathroom two-storey home oozes style and sophistication, allowing you to impress your guests with an exquisite outdoor setup at the very same time. Private laneway access from the rear reveals a remote-controlled double lock-up garage with drop-down-ladder access up to a handy storage attic, as well as plumbed hot and cold water – and a trough – to a side external laundry that is the perfect place to wash your pets, or extra clothes. Benefitting from a splendid north-facing aspect is a shimmering gas-heated swimming pool, with a striking three-spout water feature catching the eye instantly. A remote-controlled awning (off the internal dining area) adds some protection from the elements, with a back gate to the laneway the ideal way for your friends and extended-family members to enter this summer. A separate outdoor alfresco-entertaining area has a gas bayonet for barbecues, a large water feature in the corner that helps set the mood, benched seating, a Shade Track café blind and a remote-controlled vergola that lets you decide just how much sunlight you want filtering through. Two sets of sliding-stacker doors provide seamless access to and from the open-plan family, dining and kitchen area, where most of your casual time will be spent. The exemplary kitchen itself is every resident chef's dream with its sparkling stone bench tops, a breakfast bar for quick bites, double Clark sinks, ample storage options, subway-tile splashbacks, stainless-steel Westinghouse dishwasher and AEG stainless-steel range-hood, five-burner gas-cooktop and Competence-oven appliances. Also downstairs is the main laundry (with loads of storage and external access to an under-cover side drying courtyard) off the kitchen, a stylish powder room with a stone vanity, an under-stair storeroom, a versatile front lounge or entertaining room – with double privacy sliders, sleek dark-granite bench tops, a bar, storage, white plantation shutters and a remote-controlled security roller shutter – and a spacious master-bedroom suite, comprising of a ceiling fan, split-system air-conditioning, white plantation shutters of its own, a walk-in wardrobe, extra custom-built storage, a television nook and a slider leading into an intimate ensuite bathroom with a large shower, a stone vanity, heat lamps and a toilet. Upstairs, a flexible sitting or reading area has built-in book shelves, whilst the adjacent lounge room – or potential teenager's/children's retreat – has a ceiling fan and splendid tree-lined views from its window. A large second bedroom has a ceiling fan, a northern aspect for its occupants to wake up to and four generous doors of mirrored built-in robes, the third bedroom has a fan and triple-sliding mirrored built-in robes and the fourth bedroom-come-study comes complete with a built-in desk/two-person work station, storage attached to the computer desk, a ceiling fan, double mirrored built-in robes and a pleasant park vista through the trees. Also on the top floor are the main bathroom (with a shower, separate bathtub, a stone vanity and heat lamps), a separate toilet and a sliding double linen press. What a fantastic separation in the floor plan it is, allowing you to live life on your own terms. Walk across the road to leafy Lacedpede Park, with the lovely waterside Oahu Park just around the corner and the local Harbour View Park tennis courts also only walking distance away. The magnificent Hillarys Boat Harbour, beautiful beaches, cafes, restaurants and shopping are all nestled within a short stroll of both your front door and the back lane, with the likes of Westfield Whitford City Shopping Centre, the local cinema complex, medical facilities, St Mark's Anglican Community School, Duncraig Senior High School, Sacred Heart College, Hillarys Primary School, more shopping at Hillarys Shopping Centre, additional public transport at Whitfords Station, the freeway and the new Hillarys Beach Club all just a matter of minutes away in their own right. Coastal class and convenience combine here to deliver you this unique Hillarys haven that well and truly has the "wow factor" flowing through it! Other features include, but are not limited to:

- Gated front garden/courtyard entrance
- Timber floorboards throughout
- Custom book shelving and storage in the family room
- Recessed ceiling to the dining space
- Display cabinetry in the dining area
- Side-garden access from the dining area also
- Solar-power panels (5kW system)
- Daikin ducted reverse-cycle air-conditioning system
- CCTV security cameras
- Security-alarm system
- Extra-height internal doors
- Quality window treatments
- Security doors
- Gas hot-water system
- Reticulated low-maintenance gardens
- Side-access gate between the entry courtyard and alfresco
- Easy-care 400sqm (approx.) block
- Nearby off-road parking bays for your guests and visitors to utilise

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.