

**199 Secret Harbour Boulevard, Secret Harbour, WA  
6173**

**exp** Australia

## House For Sale

Wednesday, 22 May 2024

199 Secret Harbour Boulevard, Secret Harbour, WA 6173

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 560 m2**

**Type: House**



Melissa Mendes

## Buyers Over \$990,000.00

Welcome to 199 Secret Harbour Boulevard this executive style four bedroom, two bathroom, home office, family home backs onto the world class 18 hole Secret Harbour Golf Course and within a short distance to the stunning Secret Harbour Surf Beach and Golf Club. The property comprises of split levels with pitched ceilings which provide a real grand feel to the home plus stunning views of the golf course from the living area. The spacious 224m<sup>2</sup> of living offers multiple living areas on split levels consisting of an open plan family room, large renovated kitchen with quality appliances, food warmer, built in microwave, appliance cupboards with additional space, stone bench tops and custom built stone splash back, ample cupboards in timeless colors. The renovated bathroom and ensuite are modern and functional in design and both consist of free standing bath, spacious showering and high finishes. The spacious family room which is the hub of the home beautifully flows through to the kitchen and offsets from the theatre room, then steps down to the formal dining area and has access through to the games room and alfresco area. It's a must see to truly appreciate the unique floor plan. The dedicated home theatre is ideal to sit back and relax whilst watching a movie, whilst the games room is equipped with a built-in bar with stone bench top and has plenty of room to enjoy playing pool and entertaining friends. The back garden is set up with entertaining in mind, from the large alfresco area with built in BBQ for all year round entertaining to the split-level dining under the freestanding patio. The grassed area is ideal for kids & pets to play and offers a low maintenance garden with plants and fruit trees. More features include:- Whole house water filtration system- Sustainable HWS- iStore Heat pump- Energy saving led down lights- Ducted air-conditioning- Split system air-conditioning located to the main living area- Gas bayonet - Enclosed front courtyard or ideally used to park the boat or trailer- The main bedroom can easily fit a king sized bed and is set out with extra storage, light up make up mirror and walk in robe, plus private door to access outside- The minor rooms are double to queen size with built in robes- Dedicated home office with custom built desk and cupboards could be a fifth bedroom- Modern design laundry with stone bench tops and cupboards- Floor to ceiling tiles to the ensuite and main bathroom - Solar panels- Security cameras system - Outdoor shower with hot & cold water- 2 small garden sheds- Small access through the double garage to the backgarden via roller door- Ample parking and room to fit the caravan on the long appointed driveway- 560m<sup>2</sup> block size- Built in 2003 For all enquiries please contact Melissa Mendes directly on 0400 459 411 Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.