

**21 Leeward Chase, Hillarys, WA 6025**

**Sold House**

Friday, 25 August 2023



21 Leeward Chase, Hillarys, WA 6025

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 431 m2**

**Type: House**

**\$1,420,000**

Paul Brown is proud to present this truly beautiful 'lock-up-and-go' home in this prestigious development within the very desirable Hillarys Suburb. Only 1.5k (15 minute walk) door-to-door are Sorrento Beach and the world class Hillarys Boat Harbour with a selection of restaurants, cafes, shops, and easy passage to Rottnest Island by ferry. From the gated front garden overlooking Leeward Park you enter a light filled tiled hall. To the left are french doors to the Lounge/Theatre Room, and to the right a Study. Both overlooking the park. Next on the right is the Master Bedroom Suite, complete with two walk-in Robes and a decadent en-suite/wet-room with separate toilet. A door ahead leads you to the open plan tiled kitchen and lounge/diner, with stacker doors to the impressive wood lined patio with café blinds and water feature. The kitchen is a magnificent size offering everything a chef requires; masses of storage with soft-close drawers, stone bench tops, high quality appliances including a versatile hose tap, and an impressively fully fitted Butlers Pantry. A second tiled hall leads to two further double bedrooms with double built-in robes, a fully fitted tiled Laundry with a double linen cupboard and 'ironing station', and a stunning second Bathroom. The toilet is separate. Extras: Plantation shutters Zoned reverse cycle air-conditioning Security alarm A abundance or storage throughout Dishwasher and plumbing for fridge Extra long Garage with Wifi controlled custom aluminum door, plus attic storage with ladder, secure storeroom, and rear shutter to... Second patio with clothesline (Ideal for a trailer) Triple bin enclosure Sunset switch to garden lighting Wifi controlled Reticulation (4 stations) Foxtel connection and TV aerial NBN internet Wool Batt insulation Land size 431m<sup>2</sup> Rates approximately \$2900 p.a. You really will be impressed. The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. 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.