

**23 Maroubra Parade, Secret Harbour, WA 6173**

**JW**

**Sold House**

Friday, 25 August 2023

23 Maroubra Parade, Secret Harbour, WA 6173

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 360 m2**

**Type: House**

**\$492,000**

**Why:** Because this impressive property combines modern convenience with easy living. **What:** An elevated 3 or 4 bedroom home with 2 bathrooms, a double garage and idyllic parkland views. **When:** Simplicity and style go hand in hand. **Where:** Facing parkland in this popular pocket of Secret Harbour, close to schooling, and endless retail and recreation facilities. Benefitting from stylish street appeal, this elevated home sits behind a raised, fully fenced entry, with a covered verandah overlooking the peaceful parkland offering you a calm spot to enjoy your morning coffee before the day begins. Situated in a delightfully quiet setting, you of course have all the greenspace you could need on your doorstep, but are also located just moments from the fully equipped shopping centre, with its various retail and dining options, plus the sensational coastline this area is renowned for. As you enter the home you instantly recognise this residence has been expertly designed to offer you a flexible floorplan, allowing you to arrange the layout as required for your needs. The formal lounge sits directly to the left of entry, with soft carpet under foot and plenty of natural light, enabling use as a secondary living space or activity room, and beyond this you have the multi-purpose study or home office, with full height built in robes already in place, providing you the option to create an additional bedroom if needed. The master suite sits to the right of the entry, with a cooling ceiling fan and roller shutters to the windows to ensure the ultimate sleeping conditions each and every night. The room also boasts a sizeable walk-in robe and ensuite with extended vanity, shower, and WC. The remainder of the entrance hallway accommodates two further generous bedrooms, both with full height sliding robes, carpeted flooring, and ceiling fans, plus the well-equipped family bathroom for complete convenience. Entering the main open plan living space, you have a light and bright room, amplified by the high ceilings and muted colour scheme, with timber vinyl flooring running throughout and positioned around the alfresco to offer a seamless transition between indoor and outdoor living. Another ceiling fan cools the room, as does the ducted reverse cycle air-conditioning that the entire home enjoys. The kitchen offers in-built stainless-steel appliances, ample cabinetry including a double pantry and an island bench for gathering around, and the substantial laundry completes the home, also providing access to a private courtyard overlooked by the main living. The underroof alfresco offers a paved area that extends out to wrap around the property offering multiple uses and areas for relaxing or entertaining, all overlooking the lawned garden and tropical plantings. The double garage is reached via a laneway in the rear and has access to both the home and garden for ease. And the reason why this property is your perfect fit? Because not a single detail has been overlooked in its design, ensuring you a contemporary home, close to all the amenities you could need. **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.