

# 23 Sellafield Bend, Waikiki, WA 6169

Mandurah

## House For Sale

Friday, 3 May 2024

23 Sellafield Bend, Waikiki, WA 6169

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 642 m2**

**Type: House**



Dani Rogliano  
0895819999



Bree Thompson  
0895819999

**From \$649,000**

Expansive Family Home with Pool & Side Access Bree Thompson and Dani Rogliano from Harcourts Mandurah are delighted to welcome this expansive family home at 23 Sellafeld Bend, Waikiki to the sales market. Located in the sought-after Harrington Waters Estate, the home is conveniently located within walking distance to bus and train transport links and just a short walk to the picturesque lake reserve. Being equidistant to Rockingham, Baldivis and Warnbro, quality schools and shopping centres, medical facilities, local parks are just a short drive away. Not only does this home provide the epitome of indoor living, it also benefits from a large below ground swimming pool with a water feature and gated side access with gable patio for added protection. This fantastic home has been painted throughout; all you will need to do is move straight in. The double door, wide entry welcomes you into the home, with the home office or kids retreat situated on the right-hand side with roller shutters giving you extra security and tons of natural light. As you move through the home you are welcomed with the central kitchen situated in the heart of the home, the kitchen overlooks the living and dining area. Complete with exceptional bench and cupboard space, 600mm stainless steel appliances, overhead cupboards, breakfast bar, corner pantry, microwave recess, dishwasher, and double fridge recess. While you are cooking up a storm you can enjoy watching the kiddies splash in the pool while entertaining your friends and family. This home has a separate lounge as well as dining area both with views of the pool, giving plenty of space for the whole family to enjoy. Down the family wing there are three great-sized bedrooms all with double built in robes. The family bathroom benefits from a bath for the kids, shower with glass screens, vanity and separate toilet servicing the home. There is a good-sized laundry with overhead cupboards and a walk-in linen cupboard with direct access to the washing line. At the back of the home, you will find the huge king-sized master suite with a four-door built-in wardrobe, an additional two-door built-in wardrobe, and direct access to the pool area via a double-glazed glass sliding door. The ensuite is sizable with ample bench and storage space, an oversized single shower, and a separate toilet. And if that's not enough there is a fantastic alfresco as well as gabled patio with undercover side access overlooking the 3.5m x 7.5m underground pool with water feature, night lights for scenic evening entertainment and decking for a sun lounge. The back of the home is low maintenance with paving and has a small shed to store all your pool equipment. Property Features Include:- Security system- 5KW Solar power system for reduced electricity bills- Roller shutters at the front of the home- Oversized and extra-high double garage- Bore-reticulation to the grassed front yard- Side access double gates for secure storage under the gabled patio- Zoned ducted reverse cycle air-conditioning with 15.5kW Mitsubishi compressor- Quality UPVC double glazed windows and doors throughout for superior energy efficiency and soundproofing Don't walk RUN, this fabulous family home in the prestigious Harrington Waters Estate, will not last long. Viewing for this home is a must to be truly appreciated, contact Selling Agents Bree 0429 914 784 or Dani 0404 664 184 today. 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.