

# 3 Tallis Close, Hillarys, WA 6025

## Sold House

Tuesday, 15 August 2023

3 Tallis Close, Hillarys, WA 6025

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 828 m<sup>2</sup>

Type: House



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**\$1,750,000**

Who said size doesn't matter? This super-comfortable 4 bedroom 3 bathroom two-storey family haven not only enjoys a tranquil cul-de-sac location near the coast, but it also boasts a highly-functional floor plan, very generous room sizes and a multitude of living and entertainment options for everybody to take full advantage of. It even backs on to the lovely grounds of St Mark's Anglican Community School, meaning no rear neighbour and some extra added privacy. Downstairs, the study off the entry can easily be converted into a fifth bedroom if need be – opposite the formal lounge and dining rooms, inches away from the fourth or “guest” bedroom suite and preceding the open-plan meals and kitchen area, an awesome fully-equipped theatre room and a sunken family room, as well. Upstairs, a versatile kids' retreat doubles as another computer area with dual built-in desks for homework, alongside two spare bedrooms, the main family bathroom and a sublime king-sized master suite with breathtaking ocean views to wake up to – just like from the adjacent “sunset” balcony. At the rear, an enclosed indoor-outdoor alfresco has its own built-in gas barbecue and opens out to a second airy alfresco deck that overlooks the shimmering below-ground solar-heated backyard swimming pool. Out front, there is ample driveway parking space for cars, a trailer, a caravan and even a boat, separate from the extra-large lock-up three-car garage. A plethora of lush local parklands can be found in close proximity, as can fishing at Pinnaroo Point, food trucks at Whitfords Beach, the local Animal Exercise Beach and the site of the new Hillarys Beach Club that is currently under development. The likes of Hillarys Boat Harbour, coastal cafes and restaurants and Westfield Whitford City Shopping Centre are situated only minutes away in their own right. This is proof that the perfect package really does exist – a dream family home to keep you and your loved ones happy for many years to come!

More features:

- Huge 828sqm (approx.) cul-de-sac block
- Built in 2003 (approx.)
- 4 bedrooms, 3 bathrooms
- Solar-heated pool
- Timber-lined double-door portico entry deck
- High ceilings
- Sunken front lounge room with Bamboo floorboards
- Formal-dining room – with Bamboo floors – overlooking the lounge
- Double French doors to a tiled open-plan meals and kitchen area with sparkling granite bench tops, a double fridge/freezer recess, tiled splashbacks, a corner walk-in pantry, a floating central island, double sinks, a powered appliance nook, a range hood, an Ilve five-burner gas cooktop, a Bosch oven, a range hood and a sleek white Asko dishwasher
- Sunken family room with Bamboo floors, overlooked by the kitchen
- Double doors into a carpeted two-tiered theatre room with an amazing screen, projector, quality audio speakers and exquisite wooden cabinetry
- Upstairs retreat/study area with Bamboo flooring, white plantation window shutters, school-oval views and a built-in two-person work station with desks and storage
- Double doors into a massive upper-level king-sized master suite with a recessed ceiling, Bamboo floors, sea views, a giant fitted walk-in wardrobe and a fully-tiled double-door ensuite bathroom – corner bath, double shower, separate toilet, twin “his and hers” vanities, tree-lined views and all
- 2nd upstairs bedroom with Bamboo floors, a fitted walk-in robe and semi-ensuite access into the main bathroom – playing host to a corner bath, shower, twin vanities and floor-to-ceiling tiling
- Large 3rd top-floor bedroom with a double-door WIR and school-oval views
- Lined front balcony with magical evening sunsets and ocean views
- 4th or “guest” bedroom downstairs, with Bamboo floors, external access to the side of the property, a WIR and an intimate ensuite/third bathroom with a shower, vanity and separate toilet
- Large tiled downstairs study – or 5th bedroom – with double French privacy doors
- Generous laundry with a double linen press, under-bench storage, internal hanging space and outdoor/side access
- Ground-floor powder room
- Upstairs separate toilet and walk-in linen press
- Remote-controlled retractable awning to a lovely side courtyard, off the family room
- Enclosed indoor-outdoor alfresco off the meals area, complete with a timber-lined recessed ceiling, a fan, built-in gas-mains BBQ, a wok burner and stainless-steel range hood
- Bi-fold-door access from the enclosed alfresco, to a second pitched alfresco deck at the rear – overlooking the pool
- Shade sail to the poolside entertaining deck
- Under-stair storage, behind double French doors
- Solar power-panel system with two inverters, plus a solar battery
- Ducted and zoned reverse-cycle air-conditioning
- Security-alarm system
- A/V intercom system
- Ducted-vacuum system
- Electric security window roller shutters
- Feature ceiling cornices
- Two gas hot-water systems – one of them newly installed
- Reticulation
- Rear waterfall feature to help set the mood when entertaining
- Corner rear pond in the garden, protected by its own shade sail
- Rear pool/garden shed for storage
- Extra-large remote-controlled lock-up three-car garage with storage space and internal keyless/keypad shopper's entry – plus new single and double-width roller doors
- An abundance of driveway parking space for cars, your boat, a trailer and a caravan – or all of the above
- Side-access gates
- Backs on to St Mark's Anglican Community School
- Minutes from the beach and marina
- Close to Hillarys Primary School and Hillarys Shopping Centre
- Easy access to bus stops, Whitfords Train

Station, the freeway and moreDisclaimer: This information is provided for general information and marketing 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.