

**39 Leighton Road, Halls Head, WA 6210**

— Mandurah

**Sold House**

Thursday, 5 October 2023

39 Leighton Road, Halls Head, WA 6210

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 921 m2**

**Type: House**



Alison Hobbs  
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**\$1,525,000**

Prepare to fall in love as there is no doubt this is your dream home! This spectacular residence offers a very modern luxury chic vibe with multiple options for the entire family with breathtaking views from the huge North facing balcony towards the estuary, stunning Greek island inspired pool area complete with daybed and a fabulous entertaining area complete with pizza oven and fire pit! This exceptional property encompasses everything a growing family could possibly want with a huge 921sqm block, secure parking for 4 vehicles plus room for a caravan or boat, secure gated access, gym and storage area. This property is being sold "walk in walk out" so you can simply walk in and enjoy it, almost everything in the home is included. This incredible home is a one-off creation by local architect "Dolphin Designs" and has a clever, modern and unique design. It has neutral décor throughout and gorgeous Sydney Blue Gum hardwood flooring. With stunning sheers throughout, plenty of natural light and quality fixtures and fittings, this home is a delight to view. It has an extensive Merbau timber decked entertaining area with beautiful cedar lined ceilings. Being elevated it takes in amazing estuary and parkland views over "Old Halls Head". This huge North facing area is perfect for entertaining with friends and family all year round. There is also a beautiful alfresco area which is accessed via stacker doors and has a Cedar lined ceiling and is complete with stone bench tops, natural gas BBQ & rangehood. Between this area and the pool, you will see the new fire pit area and pizza oven. A sparkling below ground heated swimming pool comes complete with cabana with light and power where you can relax and pretend you are on a Greek Island somewhere. The Residence: All the living areas in this home are all on one level making it easy to navigate and there is a beautiful feature timber entry door to welcome you into the home. The stunning "Aztec built" kitchen is a chef's dream with extensive stone benchtops, soft close drawers, Blanco 900mm gas cooktop, 900mm electric oven, walk in pantry, utility cupboard, powered island bench, overhead cupboards and gorgeous views overlooking the decking area. The family and dining areas are large and allow entry to the front decking area or the rear alfresco area. They are filled with light from the extensive use of glass and a pleasure to be in. There is a large separate theatre room complete with projector and screen that remain with the property. This room will provide plenty of entertainment for all ages. The King size master suite is a delight with views from the large windows that are fitted with modern white shutters and sheers. It has a ceiling fan, his and hers robes and beautiful ensuite with double vanities, large rain shower and separate WC. The 2nd and 3rd bedrooms have ceiling fans, blinds and curtains, WIR and own ensuite with vanity and then have a joint WC and shower. This is very unique design and works exceptionally well. The 4th bedroom has a WIR and 5th bedroom WIR and ceiling fan. There is also an office with built in overhead cupboards near the master. The main bathroom has no glass to the shower which saves on cleaning, a lovely rain shower, separate bath and single vanity and heat/fan/lights. There is a separate powder room accessed off the hallway. The laundry is a great size with loads of benchtop space and rear access. Ground level: Manicured gardens surround this beautiful home. There are copious amounts of parking on the driveway which leads you to 2 x double lock up garages both of which have large storage areas attached which can be utilized as a shed or gym or whatever you may require. There is also side parking for a boat or caravan. You will not believe the space you have! Stepped access down one side of the home and ramped on the other side making any kind of rear access easy. Extra Information: 5 KW Solar system with 24 panels for low electrical costs Fully ducted reverse cycle A/C system throughout the home Rinnai Instantaneous gas HWS Huge 921sqm block with exposed aggregate making it low maintenance Garden shed and small lawned area for kids and pets. NBN connected, Cat 5 cabling throughout the home, TV points in every room Auto reticulation Insulated with batts and sisalation Built in 2010 Council Rates: approx. \$3,020 p/a Water Rates: approx. \$1,488 p/a This pristine property is the ultimate in luxury chic living and family heaven! It's a short walk down to the Mary Street lagoon where you could have a boat moored if you like, visit Todds Café for lunch or swim at Dobbies Beach or Blue Bay. The Mandurah Foreshore is only a 10 minute walk as well. Seldom does a property of this high calibre come to market so take advantage of this opportunity and come to the first home open this weekend. Call Alison Hobbs on 0416 134 623 for further information. 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.