

4 Arley Lane, Hillarys, WA 6025

THE AGENCY

Sold House

Wednesday, 18 October 2023

4 Arley Lane, Hillarys, WA 6025

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 742 m2

Type: House



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\$1,780,000

Subtly understated from its modest and unassuming street frontage, this charming 4 bedroom 2 bathroom two-storey family home is quite literally a haven of comfort and relaxation that far exceeds all expectations, occupying an enviable location within a quality enclave of coastal properties, nestled in between the picturesque lakeside Broadbeach and Flinders Parks, as well as fishing at Pinnaroo Point, the new Hillarys Beach Club and crystal-clear Indian Ocean waters. Beyond striking double entry doors lies a generous tiled formal front lounge and dining room, with a central gas bayonet for winter heating. Double French doors provide access into the kitchen from the latter spaces, both reserved for those special occasions. A tiled study/home office has its own built-in corner desk, shelving and even a wash trough, whilst a large tiled activity room services the minor bedrooms with its own built-in desk, storage and shelving, plus another gas bayonet and access out to the dome patio in the backyard. The obvious pick of the sleeping quarters, an enormous carpeted master-bedroom suite is more like a "parents' retreat" with its massive fitted his-and-hers walk-in wardrobe, a split-system air-conditioning unit, access out to a tranquil side garden courtyard that can also be reached from the foyer and semi-ensuite access into a fully-tiled main bathroom with a shower, separate bathtub and heat lamps. A fully-tiled powder room next to here adds to the fantastic floor-plan functionality on show. A separate set of double French doors shut off the beautifully-tiled open-plan family, meals and kitchen area from the rest of the layout, allowing each part of the house to have its very own zone. A new split-system air-conditioning unit and a third gas bayonet complement the over-sized kitchen itself – complete with a servery window into the dining room, a breakfast bar, wine racking, a double fridge/freezer recess, double sinks, an appliance nook, an island bench, a five-burner gas cooktop, a separate oven/grill and a Westinghouse dishwasher. From the main hub, a fabulous entertaining alfresco can be revealed, fully enclosed by café blinds for protection from the elements and featuring a stainless-steel range hood, heaps of room for your barbecue and a built-in sink and over-head and under-bench storage as part of an impressive kitchenette setup. The adjacent patio, fish pond and easy-care artificial turf area eventually leads you to a hidden oasis of a sparkling below-ground rear swimming pool with a water-blade feature and relaxing poolside decking. Back inside and upstairs, a huge carpeted games room makes it four amazing living areas in total, benefitting from split-system air-conditioning, a corner bar and enough space for a computer nook, if need be. A delightful full-width front balcony off here allows you to embrace those ocean views and sensual sea breezes, on your own terms. Glorious Whitfords Beach, the local Animal Exercise Beach and the magnificent Hillarys Boat Harbour are within touching distance of here as well, as are bus stops, medical facilities, more flourishing neighbourhood parks and reserves, St Mark's Anglican Community School, Westfield Whitford City Shopping Centre, Hillarys Primary School, Hillarys Shopping Centre, Sacred Heart College, sublime seaside cafes and restaurants, additional public-transport options at Whitfords Station, the freeway and so much more. A dream lifestyle beckons you and your loved ones! Other features include, but are not limited to:

- Tiled entry foyer
- Carpeted 2nd bedroom with a ceiling fan and built-in double robes
- Huge carpeted 3rd bedroom with double BIR's and split-system air-conditioning
- Large 4th bedroom with carpet, a fan, double BIR's and lovely views out to the pool
- Light and bright second/family bathroom with a shower, separate bathtub and heat lamps
- Fully-tiled laundry with internal hanging space, a double linen/broom cupboard, under-bench storage, a separate 2nd toilet and outdoor access to the rear
- Under-stair storeroom/wine cellar
- Quality bench tops throughout
- Separate sleeping quarters – complete with a walk-in linen press
- Solar-power panels
- Security-alarm system
- Ducted-vacuum system
- Feature ceiling cornices
- Feature skirting boards
- Television points throughout
- Foxtel connectivity
- Outdoor power points
- Security screens
- New Rinnai Infinity instantaneous gas hot-water system
- Reticulation
- Low-maintenance gardens
- Rear garden/storage shed
- Remote-controlled double lock-up garage with a storeroom/hobby room and internal shopper's entry
- Two side-access gates
- Spacious 742sqm (approx.) block with extra parking space on the front verge

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.