

**40 Summerville Avenue, Secret Harbour, WA 6173**

**JW**

**House For Sale**

Wednesday, 10 January 2024

40 Summerville Avenue, Secret Harbour, WA 6173

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 623 m2**

**Type: House**



**NIKKI DE RIJCKE**

0895680876

**From \$649,000**

**What:** A corner lot with a 4 bedroom, 2 bathroom home with double garage and dual gated side access for additional parking or storing the boat  
**When:** Comfortable living combines with complete convenience  
**Where:** Opposite greenspace and seconds from shopping, schooling, the world renowned golf course and sensational coastline that make this area so special  
Overflowing with all the added extras that come with a corner placement you have gated access on all sides, a tranquil reserve as your neighbour and endless interior living, including 4 oversized bedrooms, with quality fixtures and fittings throughout and the magnificent kitchen the striking centre point. And to add to its appeal, the impressive location offers all your amenities just a quick stroll from home with a range of parkland to choose from, a variety of shopping and dining options, schooling and childcare and of course the much admired golf course and coastline all within easy reach. The corner positioning ensures the entire block is utilized to perfection with wrap around lawn, a widened driveway and two gated side access points allowing for vehicle parking aplenty and room for the boat or caravan to be securely stowed. The home is bordered with a built-in garden bed and roller shutters to the windows for added privacy and coolness within, while the double garage with roller door provides yet more secure parking for the family transport. Stepping inside you enter a hallway with stunning timber flooring and your substantial master suite sitting to the right, with soft carpet to the floor, a feature bay window and more than enough space for your own retreat within, the room benefits from ducted reverse cycle air conditioning that runs the entire property allowing for complete comfort all year round, with a walk-in robe and ensuite with floor to ceiling tiling, dual stone topped vanity, double glass shower enclosure and WC. Back to the hallway and it opens into a vast family hub with that striking timber flooring flowing throughout, with your living and dining areas flooded with natural light and offering easy access to the alfresco and garden. The kitchen is an absolute masterpiece and sits centrally within the room offering extensive contrasting cabinetry to both the upper and lower, a 900mm freestanding oven with rangehood, fridge recess, full height pantry, ample stone benchtops with breakfast bar and a freestanding island. A formal lounge sits nestled behind the kitchen, offering a peaceful spot to relax or for use as a theatre room with its soft carpet underfoot and enclosed design making it the prime spot for movie viewing. The remaining three bedrooms are housed in their own wing to the right, all offering a generous design with built-in robes and roller shutters to the windows. The laundry is fully updated with built-in cabinetry and benchtop, with direct garden access, a dedicated linen closet and private WC, with the bathroom fully fitted with full height tiling, a glass shower enclosure, bath and vanity. The rear garden is paved in its entirety aside from some built in garden beds ready for planting or lawn, with an undercover alfresco section offering the perfect outdoor dining spot, and a secondary roof in place beyond the gated access to ensure covered parking for the additional vehicles. Then to the side of the home you have a completely separate section, with gated entry from both the rear and front gardens and a large shed or workshop within, and to finish, a solar panel system to ensure your efficiency. And the reason why this property is your perfect fit? Because this low maintenance abode provides all the comfort you could ask for in a super central and sought after position.  
**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.