

# 43 Horseshoe Circuit, Henley Brook, WA 6055



## House For Sale

Friday, 3 May 2024

43 Horseshoe Circuit, Henley Brook, WA 6055

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 3

**Area:** 1056 m2

**Type:** House



Nada Banovic-Edwards

0893441322

## Expressions of Interest

More than just spacious, this expansive 4-bedroom home offers a seamless blend of space, style, and effortless entertaining. It's perfect for families who crave room to grow and a place to connect. Effortless mornings start here in the king-sized master suite. The luxurious ensuite features double vanities, perfect for those mornings you need a little extra space. The expansive walk-in wardrobe feels more like a dedicated dressing room and provides a touch of everyday luxury. And the delightful bay window lets in the morning sunshine, creating the perfect spot for a peaceful cup of coffee and a quiet moment to yourself before the day begins. Three very large minor bedrooms, each with built-in wardrobes, provide peaceful spaces for the rest of the family to relax and recharge. Beyond everyday meals, the kitchen reflects this home's focus on connection and effortless entertaining. Beautifully renovated with an open-plan design, it boasts an abundance of storage, sleek Q-stone benchtops with a cascading waterfall edge, and a chef-worthy walk-in pantry. Prepare delicious meals and connect with loved ones around the dining table or unwind in the formal lounge - this home caters to every mood and occasion. The dedicated theatre room awaits, transforming movie nights into fun family memories. Settle in for a blockbuster night or unwind in comfort with an afternoon filled with animated classics. The separate study provides the perfect escape for tackling deadlines or creative pursuits. And for the little ones? A dedicated playspace to nurture their creativity. This home extends the entertainment outdoors. An enormous entertaining area overlooks a sparkling in-ground pool with a water feature, creating the perfect backdrop for summer barbecues and poolside fun. The garden shed keeps everything organised, while the triple garage (double plus a separate single garage with drive-through access) provides ample parking for all the family's vehicles. For those seeking a moment of peace, why not unwind in the fresh air? Easy-care bore-reticulated lawns and established gardens create a tranquil greenspace, perfect for quiet afternoons with a book or simply soaking up the sunshine.

Features:

- 4 bedroom, 2 bathroom family home on a 1,055 sqm block.
- King-sized master suite with ensuite (double vanities) and walk-in wardrobe.
- 3 large minor bedrooms - 2 with built-in wardrobes and 1 with walk-in wardrobe for organised living.
- Recently renovated open-plan kitchen: Q-stone benchtops with waterfall edge and walk-in pantry.
- Separate theatre room with double french doors.
- Dedicated formal dining and lounge areas for effortless entertaining.
- Flexible living: your choice of 2 WFH offices or an office and dedicated kids' space.
- Daikin reverse-cycle ducted air-conditioning for year-round comfort.
- Enormous entertaining area and lawn overlooking the pool.
- In-ground heated pool with water feature.
- Spacious garden shed to keep your outdoor essential organised.
- Triple garage (drive-through access).
- Electric roller shutters on selected windows for enhanced security and privacy.
- Eco-friendly living and energy efficiency with solar panel installation.

Property is currently tenanted. Nestled in a prime Henley Brook location, 43 Horseshoe Circuit offers the perfect blend of tranquility and adventure. Immerse yourself in the renowned wineries and restaurants of the Swan Valley or explore the natural beauty of Whiteman Park, just moments from your doorstep. For the young ones, a variety of excellent schooling options are within easy reach. The convenience of the Ellenbrook train station makes commuting a breeze, placing the vibrant Perth CBD at your fingertips. This location truly offers the best of both worlds - a space to relax and connect, and a gateway to endless exploration. Start your next family chapter today. Book your inspection now.