

**55A Spring Way, Hillarys, WA 6025**

THE AGENCY

**House For Sale**

Thursday, 14 December 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 342 m2**

**Type: House**



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## Offers

Absolutely no expense has been spared in the impeccable construction of this exemplary 4 bedroom, 2 bathroom two-storey residence that is barely one year young, redefines custom class and has a funky industrial feel to it – all within a tranquil looped location that is so close to the coast and lies just footsteps away from the sprawling James Cook Park at the end of the street. Boasting all of the bells and whistles, this bespoke abode is graced by quality at every turn. From its attractive façade to an entertainer's dream of an outdoor setting, this one will capture your imagination in so many different ways. At the rear, a heated below-ground swimming pool takes centre stage, neighboured by low-maintenance artificial backyard turf. It is all overlooked by a fabulous covered alfresco area where a ceiling fan and remote-controlled café blinds meet a built-in barbecue, a stainless-steel range hood and a double-door Artusi drinks fridge. Sliding-stacker doors help bring the outside in, linking the poolside alfresco to a sunken open-plan family, dining and kitchen area with soaring 3.2-metre-high ceilings. Charming brickwork, built-in media cabinetry and ample storage space (including wine racking) all complement the sleekest of kitchens, accentuated by a breakfast bar, sparkling stone bench tops and splashbacks, an integrated range hood, an integrated Miele dishwasher, a five-burner Ilve gas cooktop, a separate Ilve oven and an integrated microwave of the same brand. A nearby cavity slider reveals a separate theatre room that doubles personal living options on the ground floor. Staying downstairs, a separate powder room is finished off by a stone vanity, whilst the separate fully-tiled laundry features loads of built-in storage, as well as external access to the back of the property. Upstairs, the sleeping quarters are serviced by a relaxing lounge/retreat area with wooden floorboards, two feature skylights, a hidden stone kitchenette and a full-height triple-sliding-door linen press. The obvious pick of the carpeted bedrooms is a massive king-sized master suite with a large fitted walk-in wardrobe behind a cavity slider, as well as a sumptuous fully-tiled ensuite bathroom – with a walk-in rain shower, a stone vanity, stone make-up nook and separate frosted-door toilet all sitting beyond another cavity sliding door. Generous second and third bedrooms both have their very own built-in study desks and fitted full-height built-in robes, whilst the fourth bedroom has full-height built-in robes also. Completing the upper-level features are a separate fully-tiled toilet and a stylish fully-tiled main family bathroom with an open rain shower, a separate bathtub and a stone vanity to keep with theme. Imagine living within arm's reach of glorious swimming beaches, Hillarys Boat Harbour and Westfield Whitford City Shopping Centre. Even beautiful lakeside Mawson Park is only walking distance away, with the likes of Duncraig Senior High School, Sacred Heart College, Hillarys Primary School, St Mark's Anglican Community School, bus stops, trendy cafes and restaurants, medical facilities, more shopping at Hillarys Shopping Centre, additional public transport at Whitfords Station, the freeway, the new Hillarys Beach Club and so much more all just a matter of minutes from your front doorstep. Simply stunning is the only way to describe this one! Other features include, but are not limited to; - Hikvision A/V intercom system and pin-code access to the front gate and entry portico - Wide feature entry door - Side-garden views from the entry foyer - External access down the side of the property, off the dining area - Double glazing - Low-E glass - Extra-height internal doors - Polished concrete flooring downstairs - 13kW solar power-panel system - Ducted reverse-cycle air-conditioning system - CCTV security cameras - Security-alarm system - Remote-controlled blinds to the staircase and family room - Electric security roller shutter to the kitchen and upper-level 3rd and 4th bedroom windows - White plantation window shutters in the theatre room, master WIR and 4th bedroom - Extensive data points throughout - Wi-Fi boosters installed - Shadow-line ceiling cornices - Feature skirting boards - Water-filtration system to the entire house - Wall, ceiling and roof insulation - Instantaneous gas hot-water system - Lush front-yard lawns - Reticulated gardens - Wi-Fi controls and capabilities for the camera, alarm, air-conditioning and reticulation systems - Lock-up side storage/pool-pump area with a roller door - Huge remote-controlled double lock-up garage with built-in storage/shelving, additional side storage space, internal shopper's entry and a side-access door to the rear - Easy-care 342sqm (approx.) block - Built in 2022 This, ladies and gentlemen, is a home that exceeds all expectations. It's modern living at its very finest! For further information, please contact Jarrod O'Neil on 0411 103 617. 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.