

# 7 Mandalay Bend, Secret Harbour, WA 6173

*Elders*

## House For Sale

Tuesday, 21 November 2023

7 Mandalay Bend, Secret Harbour, WA 6173

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 418 m2

Type: House



Katie Clark

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## Offers From \$599,000

Positioned perfectly for laid back family living, this wonderful property enjoys unrestricted parkland views from its sought-after corner positioning. Overflowing with added extras you have multiple living areas throughout both the interior and exterior, combined with a quality design, well thought out floorplan and high-end finishes, resulting in a home with space, style and location all rolled into one. The block itself offers 418sqm\*, all expertly utilised to ensure both form and function throughout, while internally you have 195sqm\* comprising of a spacious master suite, three further good-sized bedrooms, a central activity room, dedicated home theatre and open plan living, dining and kitchen all seamlessly flowing out to the alfresco living and gardens. Features of the home include:-- Contemporary kitchen, with freestanding 900mm\* oven and cooktop, integrated rangehood, crisp white cabinetry to both the upper and lower, stone bench tops and a generous island bench for gathering around - Sweeping open plan family living area, with ample room for both lounge and dining space, with a TV niche with shiplap wall, plenty of natural light and modern tiling throughout - Separate theatre room tucked behind the main living area to offer a secondary space for relaxation, or the perfect spot for a family movie, with soft carpet underfoot and cosy surrounds - Activity zone between the minor bedrooms, allowing the children or guests a space to call their own - Spaciously designed master suite at the front of the home to take full advantage of those parkland views, with carpeted flooring, soft natural light, a walk-in robe and ensuite with dual vanity, double shower with glass screening and a private WC - Three further fantastic bedrooms, all with full height built-in robes and carpet to the flooring - Centrally positioned bathroom with bath, shower, vanity and separate WC- Lengthened entry hallway, with feature recess and shelving - Downlighting and ducted air conditioning throughout - Under roof alfresco area with paving that extends out to the garden, offering multiple areas for relaxation or entertaining - Low maintenance rear yard, with artificial lawn for minimal upkeep - Huge 6.6kw solar panel system for efficiency- Smart wiring throughout the entire home ready for security cameras, surround sound or whatever you desire - Crimsafe front and back doors with a roller shutter to the master bedroom window - Lawned front garden with hedging - Double remote garage Built in 2018 and surrounded by quality homes, this superb residence boasts sensational parkland views, with endless green space and play equipment to enjoy right on your doorstep, and all the essential amenities just a little further with both primary and secondary schooling nearby, a range of childcare facilities, the fully stocked Secret Harbour Shopping Centre with its retail and dining facilities, and not forgetting the world renowned golf course and pristine coastline that make this area so popular. A must view! Contact Katie Clark today on 0431 816 597. Annual Water rates approx. \$1070.05 Annual Council rates approx. \$2111.77 The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.\*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.