

9 Seychelles Lane, Hillarys, WA 6025



Sold House

Friday, 1 September 2023

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Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 400 m2

Type: House

\$1,750,000

What we love The sublime Harbour Rise Estate location, and the absolute peace from inside, whilst being only moments from Hillarys Boat Harbour, the beach, Whitfords Nodes Park; and mile upon mile of coast walk winding along our glorious coastline all the way to Scarborough or Burns Beach and beyond. We love the commanding presence this 2014/2015 built residence radiates, the passion applied to every detail, and the "no expense spared" attitude that was adopted to complete this indoor-outdoor showstopper. What to know You'll feel at home the moment you set foot inside its expansive, airy interiors - styled to perfection over two lavish levels with masterful design and detailing, exquisite craftsmanship and luxury at every turn; stunning decor and all the modern conveniences one could expect in a home of this standing. Seamless indoor to outdoor entertaining and multiple living spaces including two upstairs spaces for the kids and the adults. Reticulated gardens, solid timber flooring, ducted and zoned air-conditioning, stone surfaces throughout, copious storage and a full suite of premium appliances. For those wanting it all, be assured of your every whim and desire being satiated and catered to - from the thoughtful design features, long list of premium inclusions, to the flexible, accommodating floor plan and supreme privacy. This ethereal masterpiece sends a clear message that there really is no substitute for class.

AT A GLANCE: Expansive owner-built/designed home No expense spared! Prime location: Popular Harbour Rise Estate Moments from Hillarys Boat Harbour restaurants, bars, parks, wading & swimming beaches 'Coast Walk' along the beautiful coast Prized school zoning for Duncraig Senior High School & close to Sacred Heart College 3 designer bathrooms & 3 separate toilets 4 bedrooms with robes - 3 master-style suites with ensuites Upstairs Master: walk-in robe, balcony & 'His & Hers' ensuite with dual vanities & 4-head dual shower Bedroom 2: walk-in robe & ensuite access to 3rd bathroom: dual basins & separate powder room Bedroom 3: Ensuite access to family bathroom Guest/5th bedroom or office/theatre room with concealed pocket door & recessed ceiling State-of-the-art kitchen: 3 Ovens: Bosch 900mm oven, Bosch double wall ovens SMEG 900mm gas cooktop & rangehood Integrated dishwasher Thick slab stone island bench/breakfast bar Scullery Walk-in pantry Copious soft-close drawers and cupboards Double & single sinks Appliance hutch

LIVING & DINING ZONES Downstairs main living and dining zone Corner opening sliding stacker doors to alfresco deck, BBQ area & courtyard Gas log fireplace Home theatre room with entertainment system Upstairs activity room alongside kid's bedrooms Upstairs parents retreat with balcony alongside master suite

FEATURES & INCLUSIONS:- Beautifully designed to attract and maximise natural light - yet, supremely private and secluded out of view of neighbouring homes- Ducted & zoned reverse cycle heating & cooling- Gas log fireplace- Plantation shutters, block-out roller blinds and S-bend sheers - Double-glazed windows- Security system- NBN connection- Smart wiring - Solid timber floorboards- Shadow line ceilings- Lots of additional power points- Stone benchtops/surfaces - kitchen, bathrooms, powder room & laundry- Abundant built-in / walk-in storage: Walk-in linen- Attic storage space above garage- Oversized double remote garage- Drying courtyard- Reticulated gardens - very low maintenance- Exposed aggregate paving front & back- Laundry: overhead & under-bench storage & large linen- Rear laneway access- Floor area 430sqm- Land size 400sqm

Who to talk to For more information, talk with Brad Hardingham on 0419 345 400 or Josh Hardingham on 0488 345 402.