

**99 Secret Harbour Boulevard, Secret Harbour, WA
6173**

Harcourts

Sold House

Monday, 4 March 2024

99 Secret Harbour Boulevard, Secret Harbour, WA 6173

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



Peter Padovan

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\$702,000

***** UNDER OFFER ***** If you are looking for a home – a very spacious family home with expansive living areas and kitchen, 4 good sized bedrooms, 2 well appointed bathrooms, spacious outdoor living and entertainment areas, a large (and in this case a very versatile) powered and plumbed workshop, a rear yard complete with Playhouse and Sand Pit the kids will absolutely love and very low maintenance gardens. Sounds too good to be true ??? - its all available right now in one amazing package at 99 Secret Harbour Boulevard in the ever popular seaside suburb of Secret Harbour. 99 Secret Harbour Boulevard is set on a very manageable 600m² block only 2 minutes from the foreshore and the stunning long white sandy beaches and the sparkling waters of the Indian Ocean. Beautifully presented and maintained, and with no extra investment required, this impressive property is the perfect First Home Buyers option or for families just looking for more indoor and outdoor living space and of course a "Man Cave" for Dad. Alternatively, 99 Secret Harbour Boulevard would represent a prudent and profitable addition to any investment portfolio Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address." Bonus Features:-☑Solar Panels – 5.0kW Inverter-☑Reverse Cycle Ducted Air Conditioning To All Living Areas + Bedrooms-☑Workshop – Powered + Granny Flat Conversion Possibilities-☑Fishpond + Waterfall + Mature Coy-☑Fresh Water Rain Tank - Waters Fishpond, waterfall + Rear Gardens-☑Children's Cubby House + Sandpit Features of the Home:-☑Enter home from front veranda via security door-☑Lounge - overlooks front garden and includes a security shutter and wall mounted TV point-☑Meals/Family/Games - is open plan to the kitchen. This very spacious area overlooks the wrap around patio and opens to the outdoor dining area and rear yard. The many large windows illuminate the area with natural light and expands it even more by creating an easy indoor/outdoor flow. This ideal expansive family area also features a Norseman combustion heater, a built in bar, gas bayonette and TV point-☑Kitchen - in keeping with the spacious indoor and outdoor areas it overlooks, the kitchen is also very sizable and includes stainless appliances, electric fan forced oven, 4 burner gas hob and 3 year old dishwasher, corner walk in pantry, double fridge recess, microwave shelf, shoppers entrance from the garage and ample preparation and cabinetry. -☑Master Bedroom - overlooking the front gardens – this king sized room features a walk in robe and ceiling fan-☑Ensuite - includes a shower, vanity with storage and WC-☑Bedrooms 2, 3 + 4 - are all positioned in the family wing of the home and are all queen sized. Bedrooms 3 + 4 also include robe recesses -☑Bathroom - features a separate shower, bath and vanity with storage-☑Laundry - includes twin linen recesses and separate WCOutdoor Features:-☑Double Garage - with rear roll a door and drive through access to the workshop and a shoppers entrance to the kitchen -☑Front Garden - features a small lawned area and a shrub garden bed providing a level of privacy to the home-☑Workshop (Man Cave/Granny Flat) - this very versatile space is a double brick structure with a pitched and tiled roof. It can be directly access from the patio and/or via a roll a door from the garage and patio. The L shaped structure features a concrete floor, fluoro lighting, TV point. This versatile structure could be utilized as a large workshop or "Man Cave" or it could be converted to create a workshop and separate bedsitter granny flat or teenagers retreat or simply by using the entire space, create a full granny flat enabling an inter generational living opportunity (subject to shire approvals) -☑Patio - L shaped, paved colour bond wrap around structure, partially enclosed at one end and featuring small border gardens. It can easily accommodate large family and friends' gatherings and BBQ's as well as plenty of covered space for children to securely play in all weather conditions-☑Play House - a 'Cute as Pie' two tiered wooden structure featuring a pitched roof, top tier play space and a slide down to the lawn. The lower tier provides a covered sand pit and will be a hot favourite with all young children.-☑Rear Garden - includes paved pathways, a central astro turfed lawn area and the Play House, a small pond and water fall complete with mature coy, rainwater tank, and fruit bearing grape vine and lemon tree-☑Rainwater Tank - waters the rear garden and fish pond-☑Garden Shed - alloy app 3m x 3mLocations:99 Secret Harbour Boulevard is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions-☑Great Beginnings Secret Harbour - 6 minute drive-☑Nido Early School Secret Harbour - 4 minute drive-☑Goodstart Early Learning Secret Harbour - 4 minute drive-☑Secret Harbour Primary School K-6 - 4 minute drive-☑Comet Bay Primary School K-6 - 5 minute drive-☑Endeavour Primary School K-6 - 5 minute drive-☑Comet Bay College 7-12 - 5 minute drive-☑Rockingham Montessori School Port Kennedy Campus - 5 minute drive-☑Secret Harbour Family Doctors - 4 minute drive-☑Secret Harbour Square Shopping Centre - 4 minute drive-☑Secret Harbour Foreshore - 2 minute drive-☑State Swim Secret Harbour - 4 minute drive-☑Secret Harbour Surf Life Saving Club - 3 minute drive-☑Gone Surfin Surf School - 3 minute drive-☑Secret Harbour Golf Club - 3 minute drive.-☑Lagoon Park (seaside) - 3 minute drive-☑The Harbour Playground – Octopus Park (seaside) - 4 minute

drive-☒Lark Hill Sporting Centre - 3 minute driveGiven its very convenient location, its spacious indoor and outdoor living areas, versatile workshop and very child friendly rear yard, it is clear that 99 Secret Harbour Boulevard will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 99 Secret Harbour Boulevard at the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own'You are always welcome to contact 'Peter Padovan 0414 985 256' if you would like further information regarding this very impressive property.