

**38 Arrowwood Loop, Secret Harbour, WA 6173**

*Elders*

**House For Sale**

Monday, 1 July 2024

38 Arrowwood Loop, Secret Harbour, WA 6173

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 654 m2**

**Type: House**



David Parlor

0895914999

## Must Be Sold!

The Openn Negotiation has started. (Openn Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out. This sensational family home is perfectly positioned on a 654sqm block just moments from the wonderful Tuart Park. Offering spacious living options throughout the interior and gardens, the well thought out floorplan provides 4 bedrooms, 2 bathrooms and a variety of options for relaxation or entertaining, including an open plan lounge, dining and kitchen, dedicated theatre room and a separate activity space. While the exterior is just as inviting as the home itself and built for entertaining, with an enormous alfresco setting providing room to house a crowd, with both an outdoor kitchen and cafe blinds to create a true extension of the residence, and use in all seasons, plus a sparkling below ground pool ensuring resort like living, and a simply incredible property for the family to call home. Features of the home include:- Immaculate kitchen with modern cabinetry, both under bench and wall mounted, with recessed lighting, plus stone benchtops with a waterfall edge, quality in-built 900mm oven, gas cooktop and integrated rangehood for a seamless design, a dedicated fridge recess and a freestanding island bench, perfect for gathering around- Open plan living and dining room, bordering the alfresco for uninterrupted indoor to outdoor living, with striking solid timber flooring, LED downlighting and plenty of natural light- Formal lounge or theatre room on entry, with plantation shutters to the windows, feature lighting and that same solid hardwood flooring - Activity space between the minor bedrooms, carpeted for comfort, with natural light filtered via the plantation shutters and a multitude of uses with a playroom, home office or teenage retreat all prime examples - Spacious master suite to the front of the property, with plantation shutters throughout, soft carpet underfoot and more than enough room for a private seating area, with dual walk-in robes and an ensuite with large vanity, shower and private WC- Three further well-spaced bedrooms, all with carpeted flooring, shutters to the windows and full height sliding door robes for storage - Main bathroom, placed centrally for convenience, with a bath, shower and vanity, plus separate WC - Sizeable laundry with plentiful cabinetry and bench space - Ducted reverse cycle air conditioning throughout - Simply huge alfresco with an under roof section extending to a gabled roof patio, with decking to the floor, café blinds for year round use, and a powered outdoor kitchen set up, with a built-in bench table, fridges and room for the BBQ - Second entertaining area separate from the alfresco with feature timber paneling to the wall and a peaceful setting - Easy care gardens to the rear with artificial lawn and a raised garden bed with fruit trees and greenery - Glistening below ground saltwater pool, with poured limestone surround, glass fencing and plenty of room for complete relaxation, already plumbed for solar, and with a Bluetooth controlled pool pump - Inviting street appeal with lawned gardens and a widened driveway - Additional storage space in the loft of the property. With a drop down access ladder via the garage and providing \*15sqm of protected area for your use- 16 solar panels with a 5kW inverter - Automatic reticulation throughout - Double remote garage Built in 2005, this simply outstanding home offers location, style and layout, with a premium position just moments from a choice of extensive parkland, with play equipment, plenty of green space and even a lake to meander. For the family you have easy access to childcare, primary and secondary schooling, plus the well-stocked Secret Harbour Shopping Centre with its range of retail and dining facilities, easy road and transport links, and both the world renowned golf course and breathtaking beaches all within reach. Contact David Parlor today on 0412 734 727 to arrange your viewing. 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.