

**6 Merimbula Way, Secret Harbour, WA 6173**



**House For Sale**

Wednesday, 19 June 2024

6 Merimbula Way, Secret Harbour, WA 6173

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 618 m2**

**Type: House**



Melissa Foggin  
0895249899



Gabrielle Abbott  
0895249899

**Fr \$849,000**

Opal Realty is delighted to present 6 Merimbula Way, Secret Harbour, showcasing a magnificent 4-bedroom, 2-bathroom home set on a 618sqm block with 269sqm of living space, in the highly sought after "The Break" precinct. This impressive residence boasts an open plan living area, master bedroom with a generously sized walk-in closet and ensuite and a fully enclosed sunken theatre room and games room. With its spacious layout and entertainment zones, this home offers a perfect blend of style and functionality in the heart of Secret Harbour. Step into the heart of the home where the spacious open-plan living area lies. The stellar kitchen is equipped with black granite benchtops, oodles of storage, walk-in pantry, spacious fridge recess, island bench with 5 gas-burner stovetop and rangehood, dishwasher recess and a built-in discreet appliance storage. Surrounding this central hub is the sunken theatre room, sunken games room, and a convenient study nook, each offering unique spaces for relaxation, entertainment, and productivity. The grand master bedroom boasts plush carpet, split system air conditioning, venetian and roll down blinds, an expansive walk-in closet with a separate closet for extra storage and an ensuite. The stunning ensuite includes floor-to-ceiling tiles, jacuzzi bath, shower, separate toilet and a vanity with under-bench storage, enhancing both its practicality and aesthetic appeal. The three spacious family bedrooms offer plush carpeting, built-in robes for ample storage, and delightful views of the backyard, perfect for the kids. The gorgeous family bathroom showcases floor to ceiling tiles, bath, shower and vanity with plenty of under bench storage, combining both style and functionality. The backyard of this home is designed for both enjoyment and ease of upkeep. It features a charming gabled patio with roller door access from the garage, grassed area complemented by low-maintenance gardens and a convenient garden shed for extra storage. This backyard is tailored for both leisure and functionality, making it an inviting space for family gatherings and leisurely moments alike. Features include:-  
Block: 618sqm  
Living: 269sqm  
Built: 2008  
Zoned reverse cycle air-conditioning  
Split system in master bedroom  
Roller door access from the garage  
Solar  
Sunken theatre room  
Sunken games room  
Double door entry  
Retic  
LED downlights  
NBN  
Perfectly situated near Secret Harbour shopping centre, golf course, beach, schools, and transportation, this home combines modern comfort with a lifestyle of ease and convenience. For more information or to book an inspection contact the team at Opal Realty. Disclaimer: This property description has been prepared for advertising and marketing purposes only. The information provided is believed to be reliable and accurate. Buyers are encouraged to make their own independent due diligence investigations / enquiries and rely on their own personal judgement regarding the information provided. Opal Realty provide this information without any express or implied warranty as to its accuracy or currency.