

# SOLD

## HOME OPEN CANCELLED - UNDER CONTRACT

Brimming with features & boasting a stylish modern design, find comfort & space for the entire family with this perfectly located forever home in one of Secret Harbour's most desired locations. Overlooking a gorgeous tree lined park, minutes to the beach, surf club & golf course & only a short drive to local schools & shops. Built by In Residence over two levels this generous family home has space, charm & a multitude of living areas. With four large bedrooms, a study & three living areas, there is an abundance of both accommodation & entertainment space. The first floor balcony is the perfect location to relax on the weekends & take in the afternoon sun. Alternatively, kick back in the huge outdoor entertaining space. The gorgeous alfresco boasts stunning feature raked ceilings, an outdoor kitchen & overlooks the sparkling swimming pool, protected from the elements you can enjoy this amazing space all year round.

### Ground Floor Accommodation;

- \* Gorgeous walled front garden with views to park beyond
- \* Welcoming entrance hall with feature extra wide front door
- \* Spacious lounge/theatre room with plantation shutters & double glazed window
- \* Perfectly positioned study/home office at the front of the home with double glazed window & shutters
- \* Open plan resort style casual living area which flows outside to a stunning alfresco area
- \* Modern, well appointed kitchen with stone bench tops, integrated dishwasher, large WIP & lots of storage
- \* Three huge minor bedrooms with very generous built in robes to each
- \* Spacious family bathroom with separate powder room & huge laundry with heaps of storage

### First Floor Accommodation;

- \* Lovely additional living space on the first floor with direct access to the balcony, a perfect parents retreat
- \* King sized master bedroom suite with his & hers walk in robes & modern en-suite

### Other features include;

- \* A fresh full internal re-paint provides this homes new owners with a blank canvas
- \* Double glazed windows to the front of the property
- \* Plantation shutters to the front of the property and first floor accommodation
- \* Ducted reverse cycle air conditioning & solar hot water system with gas booster
- \* Feature gas fireplace in family room

4 BED | 2 BATH | 2 CAR

PRICE:  
\$900,000

OPEN FOR INSPECTION:  
N/A



**Lisa Drylie**  
**0433048512**

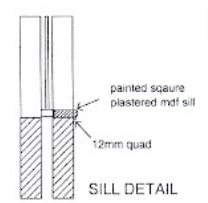
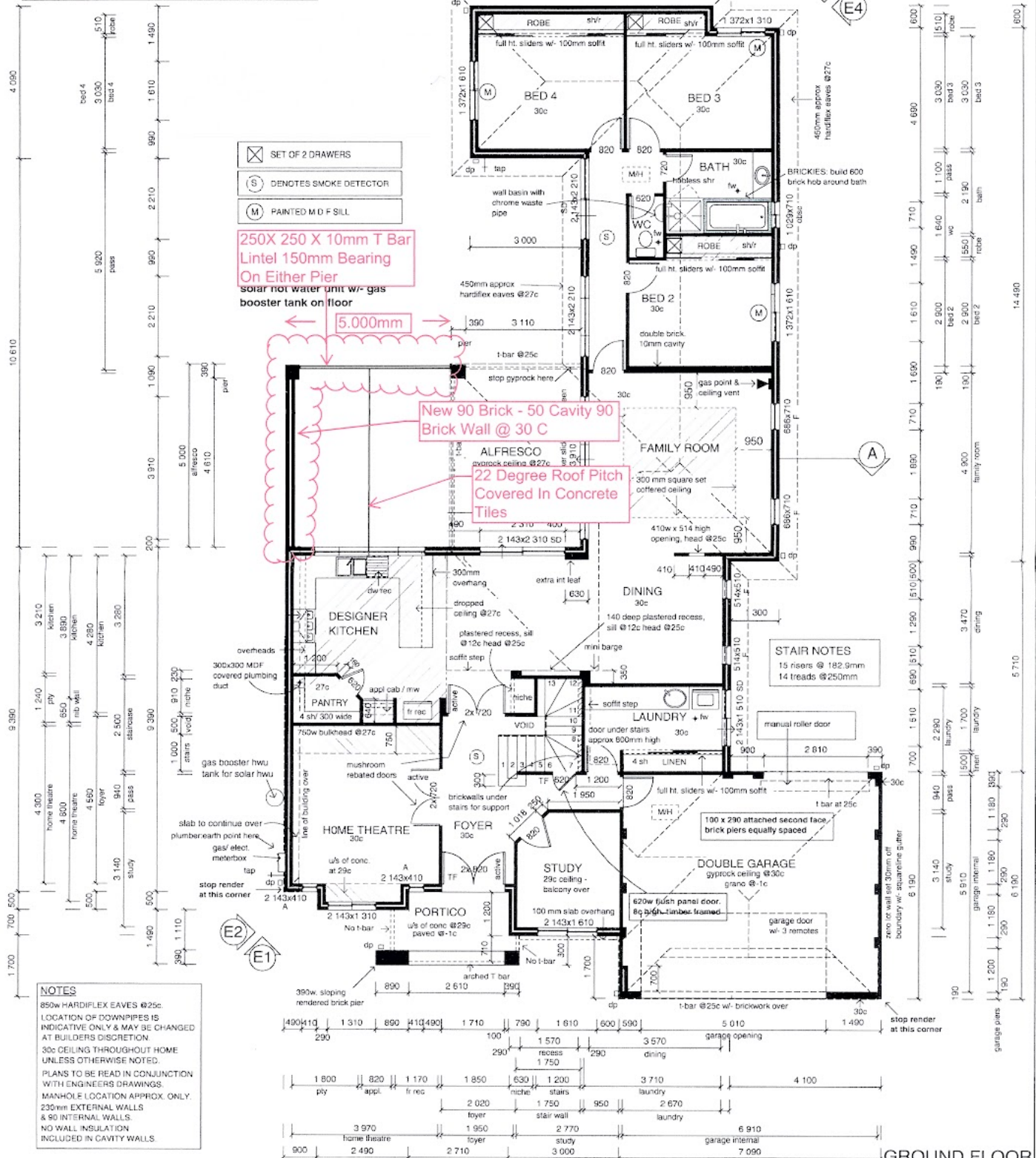
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**GROUND FLOOR:** 199.05m<sup>2</sup> (p. 84.36m)  
**GARAGE:** 37.03m<sup>2</sup> (p. 24.56m)  
**PORTICO:** 6.54m<sup>2</sup>  
**ALFRESCO:** 16.97m<sup>2</sup>  
**GROUND FLOOR:** 259.59m<sup>2</sup>  
**UPPER FLOOR:** 65.13m<sup>2</sup> (p. 37.36m)  
**BALCONY:** 10.75m<sup>2</sup>  
**UPPER FLOOR:** 72.88m<sup>2</sup>  
**TOTAL AREA:** 332.47m<sup>2</sup>

GRID ROOF AREA (flat): 209.5tr  
 UPP ROOF AREA (flat): 86.6m<sup>2</sup>  
 GRID ROOF PERIMETER: 87.4  
 UPP ROOF PERIMETER: 42.8r

CLIENT'S COPY



GROUND FLOOR

**NOTES**  
 85w HARDIFLEX EAVES @25c  
 LOCATION OF DOWNPIPES IS INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION.  
 30c CEILING THROUGHOUT HOME UNLESS OTHERWISE NOTED.  
 PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS.  
 MANHOLE LOCATION APPROX. ONLY.  
 230mm EXTERNAL WALLS & 90 INTERNAL WALLS.  
 NO WALL INSULATION INCLUDED IN CAVITY WALLS.

**BOUTIQUE BUILDER**

5 Innovation Circuit,  
 Wangara, WA, 6065  
 PH : 9302 2650

PROJECT No. : 4374  
 CLIENT :

REVISIONS :  
 contract drawings 11/11/09 - am

DATE : 2009  
 SCALE : 1 : 100  
 unless noted otherwise

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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