



109 Forty Road, SECRET HARBOUR, WA 6173

INVITING POOLSIDE LIVING IN A CENTRAL COASTAL SETTING

Located just a short stroll to a choice of parkland within this much loved coastal suburb, this generous family home sits upon a 587sqm* standing, with a large, sheltered patio to the side of the home for entertaining, plus lawned gardens and a spacious below ground pool, while a double remote garage ensures secure parking for the vehicles. The interior floorplan provides 181sqm* of living space, with the flexible design including 4 bedrooms, 2 bathrooms and a variety of comfortable options for the family to gather, including a theatre room and your open plan living, dining and games area, while the fully equipped kitchen oversees all for ease of entertaining and complete convenience within.

The popular position boasts a family orientated appeal, with a choice of childcare, primary and secondary educational facilities within reach, alongside the fully stocked shopping centre with a wide range of retail and dining options included. The recently opened Lakelands train station provides uninterrupted travel to the Perth CBD, with bus and road connections on hand to the neighbouring suburbs, while plentiful greenspace and parkland ensures ample recreational enjoyment just moments away, in addition to the pristine coastline, surf beaches and world renowned golf course that makes this area such a sought after setting to call home.

Features of the home include:

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P128456

SALE DETAILS

Offers From \$749,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**
8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Adam Dineley
0450217206

- Extremely spacious master suite to the front of the home, with plenty of space for your own private seating area within, with carpet to the floor, an effective reverse cycle air conditioning unit and dual walk-in robe
- Ensuite to the master bedroom with a shower enclosure, extended vanity and private WC
- Three further good sized bedrooms, all carpeted to the floor
- Main family bathroom with a shower enclosure, bath and vanity with storage
- Laundry with a full height linen closet and direct exterior access
- Galley style kitchen to overlook the family hub, with a large freestanding island bench for casual meals, plentiful built-in cabinetry, and stainless-steel appliances including two ovens, a gas cooktop and rangehood
- Considerably sized family living and dining area, with timber effect flooring and sweeping natural light
- Semi-separate games area off the main living, with a continuation of that same timber effect flooring and sliding door access to the alfresco
- Separate theatre room, currently being used as a 5th bedroom, with French door entry, carpet to the floor and a large window to the front garden
- Ducted evaporative air conditioning throughout
- Sheltered patio to the side of the home, with paved flooring and an outlook across the gardens, making it an ideal space for entertaining
- Lawned and fully fenced backyard, with a tropical plant life to the border
- Below ground pool, with a large limestone surround for even more space to entertain or relax, and fenced for added peace of mind
- Lawned front garden with a raised bed for plant life and a sheltered porch on entry
- Double remote garage with a paved driveway beforehand

Built in 2006, this fantastic property offers a wealth of internal living options, including a variety of uses and layouts available to custom design the space for your own unique needs, with the gardens ensuring complete relaxation and an outdoor lifestyle that is sure to appeal to many. While the location offers all the essential amenities you could hope for, with the added benefit of that sensational coastline allowing for endless enjoyment, and fun for all ages.

Contact Adam Dineley today on 0450 217 206 to arrange your viewing.

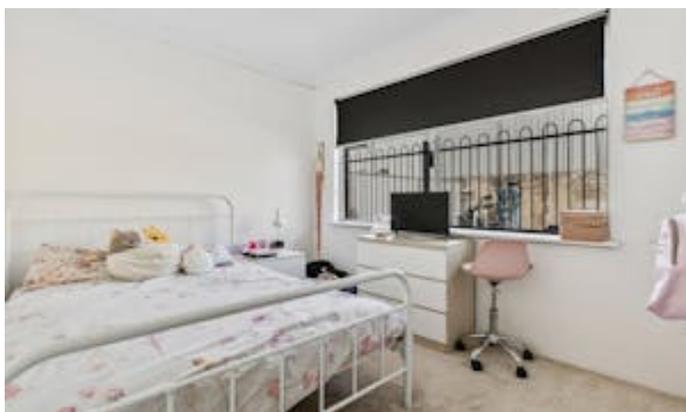
The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, 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.

Other features: Close to Schools, Close to Shops, Close to Transport, Pool

- Land Area 587.00 square metres
- Building Area: 181.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double carport











FLOOR PLAN ON SITE PLAN

109 Forty Road, Secret Harbour