



79 San Javier Circle, SECRET HARBOUR, WA 6173

EXCEPTIONAL COASTAL HOME WITH YOUR VERY OWN POOLSIDE PARADISE AND ENDLESS ADDED EXTRAS

Sensational from start to finish, this truly outstanding family home occupies a spacious 800sqm block and sits within the coveted Lagoon Estate of beachside Secret Harbour. Providing an exceptional lifestyle appeal, the gardens are fully fenced to both the front and back, allowing for an array of peaceful seating areas and plenty of space to entertain. Your poolside haven dominates the backyard and provides an impressive setting to relax, with a built-in spa for a resort like feel, and a sweeping alfresco to enjoy with friends. Dual side gates offer additional parking beside the double remote garage, while another shower and 3rd WC sits outside to ensure a quick clean up after your swim or beach visit. Moving inside, and the modern and inviting interior boasts a spectacular central kitchen, with open plan living and dining to the surrounds, while a separate games room and formal lounge provide absolute comfort throughout. And all four bedrooms are extremely well-spaced, with both interior bathrooms fully equipped, while a central activity space or study is placed between for additional appeal.

Instantly impressive, your decorative front fencing offers a striking welcome home, with a variety of parking opportunity throughout, while the secluded garden overflows with landscaped plant life and provides a paved area to sit and enjoy the serenity. Your entry into the residence provides a glimpse of the quality and style that extends throughout, with a formal lounge placed to the immediate left and your master suite to

TYPE: For Sale

INTERNET ID: 300P152880

SALE DETAILS

Offers Over \$1,390,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
Rockingham, WA
08 9591 4999

David Parlor
0412 734 727

the right. Your lounge is furnished with plantation shutters to the windows, plush carpet underfoot and a warming fire for year round comfort, with the master suite benefitting from an ensuite bathroom and walk-in robe. Your main family hub offers spacious living and dining, with direct alfresco access and striking timber flooring, while French doors lead to the dedicated games room beyond, including stunning poolside views. The kitchen is the true standout and heart of the home, with a large 1200mm freestanding oven, extensive cabinetry and stone benchtops throughout, including to the freestanding island to the centre.

Your three minor bedrooms are all nestled away peacefully within their own section and include either walk-in or built-in robes, with an activity area, playroom or study to the mid-way point for added functionality, and a central bathroom between. Stepping to the gardens and a vast gabled roof alfresco ensures an entertainers dream layout, with paved flooring that extends outward to the fenced spa, and further beyond to surround the below ground pool. A built-in barbecue adds to the outdoor entertaining space, with a decked platform to view the pool and glass fencing for peace of mind, while a lawned area runs alongside to ensure space for the children or pets to play.

Located within a sought after setting, the pristine coastline and beaches are approximately 400m away, making this an enviable lifestyle location, especially given the world renowned golf course that meanders through the suburb and the extensive parkland throughout. A variety of cafes and restaurants are easily within reach, along with the fully stocked shopping centre equally nearby for convenience. And both primary and secondary schooling are close at hand, with travel and transport links for ease of connectivity throughout.

Other features of the property include:

- Family bathroom with a bath, shower enclosure and vanity
- Separate laundry with lengthy cabinetry and counterspace within
- Walk-in linen closet
- Quality window coverings including plantation shutters
- Feature French doors and barn doors within
- Ducted and zoned reverse cycle air conditioning throughout
- Ceiling fans to the bedrooms and main living area
- 2 x gas bayonet points to the interior and one to the exterior
- Water filtration system across the entire home
- Tinted windows for added privacy within
- Fully lined attic for dust free storage
- Outdoor built-in barbecue with rangehood
- Built-in spa beyond glass fencing
- 10m x 4m below ground saltwater pool with gas heating
- Additional WC and shower to the garden
- Water feature within the front garden
- Automatic bore reticulation
- 6.5kW solar panel system with 18 panels

- 3 x security cameras and exterior roller shutters to the windows
- Rear roller door through the garage for additional access
- Dual side access to a hardstand for additional parking
- 252sqm interior living space
- Built in 2000 by Dale Alcock Homes

Contact David Parlor today on 0412 734 727 to arrange your viewing.

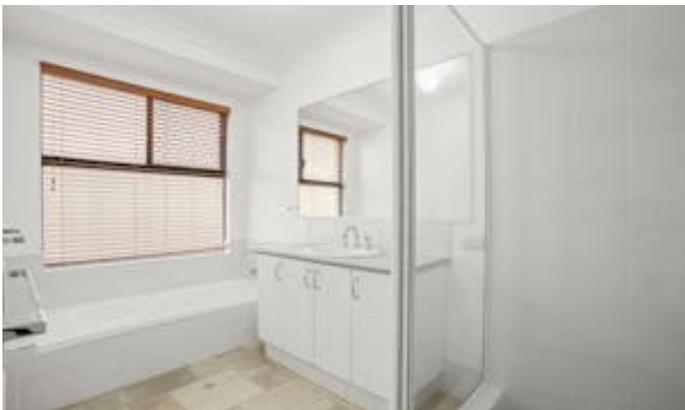
The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries,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

Other features: Pool, Spa

- Land Area 800.00 square metres
- Building Area: 251.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

79 San Javier Circle, Secret Harbour