



17 Claiborne Road, SECRET HARBOUR, WA 6173

SPACIOUS FAMILY COMFORT IN A POPULAR AND SOUGHT AFTER COASTAL POSITION

Placed within the sought after Comet Bay catchment, this spacious and inviting family home spans a large 225sqm* interior floorplan, with up to 5 bedrooms to enjoy, plus 2 fully equipped bathrooms and a choice of living options throughout. A sunken lounge awaits to the front of the home, with a sweeping family hub toward the rear, including room for living, dining and games around the central kitchen. While your bedrooms include the option to utilise one as a study, depending on your needs. Moving to the gardens and your 559sqm* block has been carefully designed to ensure plenty of space to entertain or relax, with a fenced alfresco including your very own spa, and a separate patio to the side. Minimal upkeep gardens provide a welcoming area for the children or pets to explore, while your double garage to the front benefits from a rear roller door for a drive through option and additional parking potential.

Positioned a few short steps from Comet Bay Primary School and just a little further to the senior college, this family orientated setting combines a laid back location for relaxed lifestyle living, with all the essentials on hand for convenience. The popular shopping centre is easily within walking distance and overflows with retail and dining options, while extensive parkland sits to the surrounds for a recreational appeal, with the picturesque Tuart Park and lake just a quick walk away. The sensational coastline is easily within reach and offers a variety of leisure opportunity, including fishing, surfing and endless family fun, while the world class golf course meanders its way throughout the suburb for a truly inviting place to call home.

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: 300P192416

SALE DETAILS

Offers From \$949,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

Adam Dineley
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Features of the home include:

- Spacious master suite with carpeted flooring and both a cooling ceiling fan and effective reverse cycle air conditioning unit, with sliding doors directly to the exterior for a retreat like appeal, and a walk-in robe for storage and private access to the outdoor spa
- Ensuite bathroom to the master suite, that boasts a double-person spa bath
- Three further well-spaced bedrooms, all with timber flooring and built-in robes
- Study or 5th bedroom, with that same timber flooring and a cooling overhead fan
- Family bathroom with a shower enclosure, bath and vanity with storage
- Separate laundry with both cabinetry and counterspace included
- Centrally placed kitchen, with a wraparound breakfast bar for casual meals, plus in-built electric appliances including a wall oven and cooktop, with extensive cabinetry, a handy appliance hutch and a full height pantry for storage
- Generous family zone with more than enough room to include living, dining and a games area within the layout, with plenty of windows for natural light and sliding doors to both patio options for uninterrupted entertaining between
- High ceilings throughout
- Sunken lounge or theatre space, with soft carpet, a cooling ceiling fan and an open design for absolute comfort throughout
- Stylish foyer upon entry within, with that striking timber flooring
- Ducted reverse cycle air conditioning throughout
- Fully fenced alfresco, with paved flooring and an under roof design for a cohesive flow, with a relaxing spa to enjoy
- Gabled roof patio along the side of the home and directly beyond the garage, making it ideal as a sheltered hard stand for additional vehicles, or the perfect spot to gather friends and entertain
- Low maintenance rear yard, with synthetic lawn and a border of established plant life
- Sheltered porch on entry with security screening to the front door
- Lawned front garden with a feature curved bed of tropical greenery before the home
- Solar panel system to assist with energy savings
- Double remote garage with extra width and height with a rear roller door for a drive through option and 3 phase power outlet
- Paved driveway before the garage

Built in 2004, this flexible and well-proportioned family home offers a perfectly placed setting for relaxed coastal living, with every care and attention taken for a low maintenance appeal. The well-maintained gardens ensure a peaceful and private haven to relax, while the interior flows effortlessly throughout its living options to ensure more than enough space for all. And the location provides absolute convenience, making it an appealing option for a large array of buyers.

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.

- Land Area 559.00 square metres
- Building Area: 225.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double garage









