



33 Lake Seppings Drive, MIRA MAR, WA 6330

Peaceful, Private and Perfectly Positioned

It's not just the home; it's the lifestyle that comes with it.

From morning walks around Lake Seppings to quick swims at Ellen Cove, living here means having some of Albany's most beautiful natural surroundings quite literally on your doorstep.

Tucked away in a quiet no-through road and overlooking the natural beauty of Lake Seppings, this home sits on a low-maintenance 525sqm allotment and has been designed for living, giving you more time to enjoy everything this exceptional location has to offer.

Spanning approximately 310sqm across two generous levels, the home has been thoughtfully designed to give everyone their own space, while still feeling connected at its heart. From the moment you step inside, there's a real sense of scale and comfort, with a wide entry drawing you through to the main living zone.

The kitchen, dining and living area is where everything comes together. Whether it's slow mornings, busy family evenings or entertaining friends, this space just works. The

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TYPE: For Sale

INTERNET ID: 300P193600

SALE DETAILS

Offers above
\$1,300,000

CONTACT DETAILS

Albany Real Estate
189 Chester Pass Road
ALBANY, WA
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Chloe Glass
0437 308 533

kitchen itself is beautifully appointed with quality finishes, integrated appliances and plenty of storage, practical yet still impressive.

For those nights in, the fully equipped theatre is an absolute standout, complete with cinema seating, screen and ambient lighting, a space that feels like an experience, not just another room.

There's also an alfresco sunroom that adds another layer of flexibility, whether you're chasing a quiet corner to unwind, a barbecue area, or somewhere to gather with friends. The separate study, with its peaceful bushland outlook, is ideal for those working from home or needing a little separation from the main living areas.

Upstairs is all about retreat.

The master suite is privately positioned and takes full advantage of the outlook, with its own balcony and living space overlooking the reserve, a beautiful spot to start or end the day. Twin walk-in robes and a spacious ensuite complete the space. The remaining bedrooms are all genuinely generous, each comfortably accommodating king-sized beds, and are serviced by a well-appointed family bathroom.

Throughout the home, there is an impressive amount of storage, along with a double garage offering internal access. Backyard access via Henley Grove is a feature that's becoming increasingly hard to find, perfect for those needing secure space for a boat or caravan.

Outside, the gardens are simple and well-kept, reinforcing the easy, low-maintenance lifestyle this home does so well.

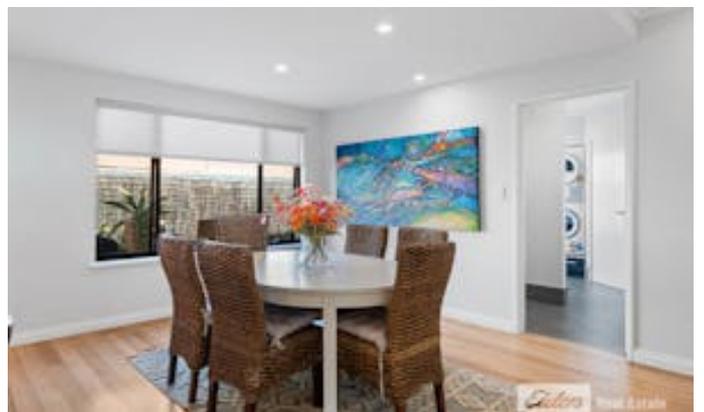
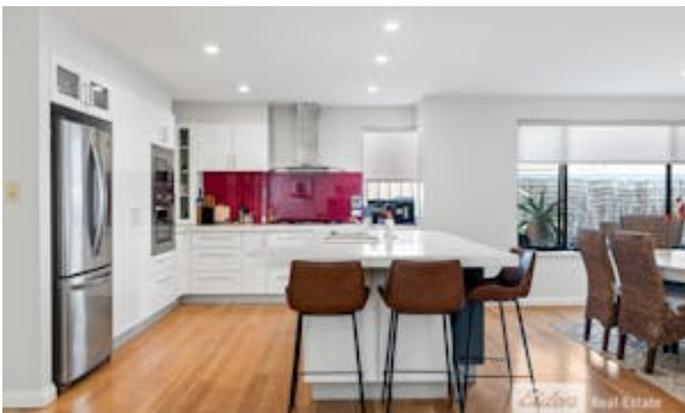
And then there's the location.

From Eyre Park to the Lake Seppings walking trails, the surf club, beaches, cycleways and some of Albany's most loved caf  s and eateries, everything is right here, within walking distance. It's a lifestyle that's hard to beat, and even harder to leave.

For your private inspection or more information, please contact Chloe Glass on 0437 308 533.

Other features: Area Views

- Land Area 525.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite









Elders Real Estate

GROUND FLOOR PLAN

FIRST 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.

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