

# 36 Deverall Square, Hillarys, WA, 6025

## House For Sale

Tuesday, 19 November 2024

36 Deverall Square, Hillarys, WA, 6025

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Linda Noble  
0422225663

## SOPHISTICATION AND STYLE

### END DATE SALE

First round offers presented 4pm Tuesday 3rd December 2024

**\*\* the seller reserves the right to accept an offer prior to this date\*\***

Nestled in one of Hillarys' most serene and sought-after enclaves, this stunning two-level, four-bedroom, two-bathroom home is the ultimate family entertainer. From its striking modern facade to its meticulously crafted interiors, this residence is designed to exceed every lifestyle need with sophistication and style.

Step through the double-door portico into a world of refined living, where a private study or home office beckons behind elegant French doors. Across the foyer, a convenient shopper's entry leads to a massive three-car garage, complete with a rear roller door offering potential parking for a fourth vehicle beneath the alfresco. Every detail has been considered, from the fully-tiled powder room to the spacious laundry with a walk-in linen press, floor-to-ceiling tiles, and a convenient laundry chute from the upper level.

Upstairs, a versatile retreat opens to an enclosed sunroom balcony, perfect for relaxing or setting up a private gym. The minor bedrooms, each with built-in robes, are thoughtfully separated from the opulent master suite. This master haven features a walk-in robe, balcony access, and a beautifully renovated ensuite with twin stone vanities, a ceiling-mounted rain shower, and chic designer touches.

The heart of the home lies on the ground floor, where a grand open-plan family, dining, and kitchen area awaits. Here, sparkling stone benchtops, premium appliances, and a walk-in pantry make entertaining a breeze. The seamless indoor-outdoor connection flows to an expansive alfresco deck, overlooking a central deck and a shimmering pool — your private summer sanctuary.

Located just a short stroll to Whitfords Beach, parks, schools, and Westfield Whitford City, this home is perfectly positioned to enjoy all that coastal living offers. With easy access to Hillarys Boat Harbour, public transport, and the freeway, convenience is always at your fingertips.

This is more than a home; it's a lifestyle. Experience elegance, comfort, and effortless living in this coastal masterpiece.

### Features:

- 4 bedrooms, including a luxurious master suite with walk-in robe, balcony access, and renovated ensuite featuring twin vanities and a rain shower.
- 2 fully-tiled bathrooms, plus a downstairs powder room.
- Open-plan family, dining, and kitchen area with premium finishes and integrated audio.
- Upstairs retreat with access to an enclosed sunroom balcony, ideal for relaxation or as a gym space.
- Stone benchtops, mirrored splashbacks, walk-in pantry, and Blanco 5-burner gas cooktop and oven.
- Asko stainless steel dishwasher and generous storage options.
- Expansive all-weather alfresco deck.
- Central entertaining deck, a thatched gazebo, and a sparkling swimming pool.
- Remote-controlled three-car garage with rear roller door for extra parking.
- Secure side storage area and additional under-stair storage inside.
- Solid wooden floorboards and plush carpets.
- Plantation shutters, feature lighting, stepped cornices, and skirting boards.
- Ducted evaporative air-conditioning.
- Gas bayonet for heating.
- Security alarm system, CCTV cameras, and A/V intercom.
- Low-maintenance 473sqm block with lush lawns and reticulation.
- Walking distance to Whitfords Beach, St Mark's Anglican Community School, parks, and Westfield Whitford City.

- Close to Hillarys Boat Harbour, local cafes, schools, and transport links.

**Disclaimer:**

This information is provided for general information and marketing purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.