

**7 Brookville Cir, Secret Harbour, WA, 6173**

**JW**

**House For Sale**

Friday, 15 November 2024

7 Brookville Cir, Secret Harbour, WA, 6173

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



**NIKKI DE RIJCKE**

0895680876

**Why: Because this immaculate property offers an elevated standard of living, with exceptional added extras throughout**

**What:** A 4 bedroom, 2 bathroom home, with double garage and drive through access, plus extensive outdoor living beside the sparkling below ground pool

**Who:** Families seeking the complete package with luxurious living and spacious surrounds

**Where:** On a 762sqm block close to all the attractions this coastal suburb has to offer

Tucked away on a picturesque street close to the much-loved Tuart Park sits this incredible 4 bedroom, 2 bathroom home. The 226sqm interior offers a carefully created floorplan with an endless choice of living options including a home office, theatre room and both formal and informal living and dining, whilst the gardens are equally as impressive with extensive gabled roof patios for the ultimate entertainer, including an outdoor kitchen and glistening below ground pool ensuring complete relaxation for the entire family. Positioned within the Comet Bay catchment you are a short stroll from primary schooling, with the local childcare centre even closer, and a range of parkland, including a lake and walking trails to explore. The shopping centre is easily within walking distance, and fully equipped with a variety of retail and dining outlets, whilst for your recreational enjoyment you have the popular golf course nearby and the simply outstanding coastal pathways, sandy beaches and surf breaks beyond.

Manicured to perfection, the lush front lawn offers a shady tree with a curved garden bed packed with greenery, while the driveway is widened to accommodate additional parking for up to 6 vehicles, with the double remote garage allowing drive through access to the rear. A solar panel system sits to the roof, while the welcoming façade provides a verandah to the front, with plenty of space to sit and enjoy the serenity. And moving through the front door, a large entry hallway give you an immediate sense of the quality found within, with engineered timber flooring, chandelier lighting and plenty of space for the family. A formal lounge sits to the right, with French door entry, soft carpet and plenty of natural light, with the home office directly opposite, furnished with the same engineered timber flooring from the hallway and a spacious design.

The oversized master suite offers an abundance of space, with plush carpet underfoot, a cooling ceiling fan and a beautiful bay window allowing views to the gardens and room for a seating area within, while your walk-in robe is fully fitted with custom hanging space and the contemporary ensuite tiled from floor to ceiling, with a walk-in shower with glass screen, floating vanity and private WC. A linen closet sits to the hallway for added convenience, before you make your way through to the main living options to the centre of the home.

Your family hub is as comfortable as it is elegant, with zoned areas for your dining and lounge, and furnished with sweeping engineered timber flooring, downlighting and ducted air conditioning that flows throughout the entire home, whilst offering seamless access to both the inviting alfresco and designer kitchen. The kitchen is generous in design, with wraparound cabinetry and stone benchtops, plus breakfast bar seating, in built appliances, and a double door pantry, with added features such as an integrated fridge recess with plumbing in place, appliance hutch and waterfall edges for a cohesive design to all. The rear of the residence offers a theatre or games room, again carpeted with a dual door entry and a spacious design allowing for multiple uses.

Bedrooms 2, 3 and 4 sit within their own wing ensuring absolute peace and quiet, with all rooms equipped with carpeted flooring and double built-in robes, with cooling ceiling fans to two, and the family bathroom is placed to the mid-way point and fitted with a spa bath, glass shower unit and vanity, while a separate WC sits next door and a modern laundry provides ample cabinetry and counterspace, along with a walk-in linen closet and direct access to the paved side of the home.

Stepping outside via sliding doors from the family living area, you are immediately wowed with the extensive choice of alfresco options, with paving throughout and set across two levels, while a café blind allows the space to be closed off for exceptional indoor to outdoor living. Gabled roof patios provide shelter, with an effective ceiling fan and an incredible outdoor kitchen including wraparound counterspace and an in-built BBQ, creating a true entertainers dream backyard, especially given the entire area borders the sparkling below ground pool. Glass fencing separates the pool from the backyard, with solar heating for extended use and paving to the surrounding area for yet more space to relax, while the remainder of the garden is lawned with a dividing fence and established plant life, plus a handy garden shed for storage, bore for ease of upkeep, and access to the garage via a roller door. And finally, as an additional benefit, there is a pull down ladder to the loft for additional storage.

And the reason why this property is your perfect fit? Because this spectacular home offers all the added extras you could ever need, and more.

**Disclaimer:**

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