



38 Forty Road, SECRET HARBOUR FOR SALE



4 bedroom house

Welcome to 38 Forty Road, Secret Harbour!

Spacious, light-filled family living in peaceful close to beach neighbourhood.

Double side gate access for your boat or caravan,

This enormous four-bedroom, three-bathroom, Smart Wired home, packed full of features offers plenty of space to accommodate your extended family in a peaceful neighbourhood.

The spacious open-plan living/dining area joins a separate home theatre and utility room. Walk through to a large under roof area alfresco with adjoining paved terrace in the large low-maintenance backyard. Plenty of room to add a pool or outdoor spa. Benefitting from 3.8kw solar power.

There is gas cooking, a stylish split breakfast bar, corner pantry and quality stainless steel appliances to the large chef's kitchen. The main bathroom has a corner shower, spa bath and separate toilet and powder room section.

The master bedroom is privately located off the entry foyer to the front of the home. It features twin walk-in robes, and a modern ensuite with twin vanity and over-sized shower.

The large second bedroom features a built-in robe, third and fourth bedrooms walk-in robes with the fourth bedroom also featuring an ensuite to suit the older teen or independent houseguests.

- Features:
- Quality built by Gemmill Homes in 2008
 - Large 620sqm block with 227sqm internal living space
 - Evaporative air conditioning
 - Separate study at front provides a private workspace
 - Internal laundry with outdoor access and walk-in linen cupboard
 - Patio with timber cladding to ceiling and café blinds
 - Double lock-up garage with internal access
 - Double side gate access for your boat or caravan
 - 6x3m powered shed ideal for workshop



Denise Lewis

Principal - Lewis Holloway Property

M: 0412 877 613

E: denise.lewis@smileelite.com

- Additional pottering shed
- 200L water tank
- 3.5kw solar power system
- Gas water heating throughout

Location: - Steps to bus stops and Tuart Park
- 350m to a childcare Centre
- 850m to Comet Bay Primary School
- 2km to Secret Harbour Golf Club
- 1.5km to Comet Bay College
- 1.7km to Secret Harbour Primary School
- 2.4km to Secret Harbour Beach
- 7.6km to Warnbro Centre shopping
- 12.6km to Stockland Baldivis Shopping Centre
- 850m to Secret Harbour Shopping Centre

Features

Built-In Robes
1 Ensuite
2 Living Areas
Rumpus Room
Study
2 Carports
Fully Fenced
Outside Entertaining Area
Remote Garage Door
Secure Parking
Shed
Air Conditioning
Evaporative Cooling

Land size

620.00 Sqm



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TOTAL APPROX. FLOOR AREA 257.8 SQ.M. (2775 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.