

Sold

### 3 Founders Lane, Hillarys



### A Seaside Showstopper!

Occupying a secluded ocean front cul-de-sac position, this awe-inspiring 6 bedroom plus study, 5 bathroom tri-level residence defines modern coastal quality at its finest. It's so easy to balance valuable family time with entertaining friends across any one of its three floors – offering everything from a quiet drink in the cellar room to summer barbecues and parties, right through to the full nightclub experience or memorable movie nights in the huge home theatre.

Breathtaking panoramic ocean views and amazing sunsets will capture your imagination and every mood. The resort-style outdoor setting is super-impressive – complete with a solar-heated pool, a gas-heated spa, relaxed timber decking and flawless bi-fold doors that link the easy-care gardens to an enclosed alfresco area with its own fully-functional “second” kitchen, a built-in barbecue, Miele ovens, 2 sinks plus a wine fridge, sparkling stone bench tops and so much more. A second set of bi-fold doors seamlessly extends both living and entertaining into the adjacent multi-purpose games room where ample storage space, built-in seating and a groovy feature wall are accompanied by the pool table, a cosy chillout zone, a disco area with its own dance floor, feature lighting plus a DJ booth all overlooking the resort style pool and spa. The double height ceilings throughout, fill this spectacular entertaining area with plenty of winter sun whilst a “fourth” fully tiled bathroom is ideal for guests.

The main sleeping areas are also situated on the entry level – inclusive of a

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	15147
<b>Land Area</b>	706 m2

#### Agent Details

Adam Whitford - 0406 616 608  
Jonathan Marlow - 08 9402 2299

#### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088



light and bright study with built-in cabinets off the wide tiled entry foyer. The massive hotel-style master suite is totally separate from the main bedroom wing and boasts a series of stunning glass doors, a “Hollywood” style walk-in dressing room, a five-star ensuite with twin vanities, a free-standing bath, a huge double shower and separate w.c. From the lavish main bedroom suite you can access your own private poolside deck on those steamy hot summer nights. The main bedroom wing features 4 double bedrooms all with an abundance of built in robes, study desks and extra storage cupboards plus 2 fully tiled bathrooms and a big practical laundry.

Downstairs you can lockup 3 cars plus there's extra storage space and a handy internal shopper's entrance complemented by an under-stair storeroom. You'll love the relaxing climate-controlled wine cellar and the huge home theatre where you can watch your favourite movies with the kids in the comfort of a phenomenal cinema-style setting that offers eight cosy chairs and room for more, a recessed ceiling, projector and a giant screen for the authentic movie experience.

A 6 person elevator services all three levels and will take you from the ground floor right upstairs to where a central mini aquarium graces both the lounge/television room and an adjacent open-plan family, dining and kitchen area that oozes class and features a large walk-in scullery, top of the range Gaggenau appliances and a set of bi-fold doors extending to a fabulous big outdoor living balcony.

The top floor also features a handy activity room with built-in storage and a full guest ensemble or “sixth bedroom” with 4 door robes, its own retreat area and kitchenette plus direct access to the fifth bathroom, comprising of a generous shower, stylish twin-vanity basins and an open dual use powder room.

This dream location not only allows you to soak up the ever changing moods and views of the Indian Ocean but also allows easy access to a pet friendly beach whilst letting you indulge in the very close proximity to Hillarys Yacht Club, shopping and restaurants at Hillarys Boat Harbour, beautiful swimming beaches at Sorrento, Whitfords and Mullaloo, landscaped local lakes and parklands, additional shopping and entertainment at Hillarys Shopping Centre and the new-look Westfield Whitford City complex. Sacred Heart College, St Mark's Anglican Community School, Hillarys Primary School, public transport, freeway convenience and so much more are all on offer for you to enjoy. A truly special and unique lifestyle opportunity awaits the most discerning buyer here!

Other features include, but are not limited to:

A total of 735sqm of home with approximately 529sqm of astonishing living space

Main upstairs kitchen with extra-thick stone bench tops, glass splashbacks, twin Gaggenau ovens, Gaggenau Rangehood and cooking appliances and a giant walk-in pantry/scullery with more stone tops, ample storage options and views of the alfresco/entertaining area -below

The entry-level alfresco kitchen, consisting double Franke sinks, quality tap fittings, glass splashbacks, a single gas hotplate, a commercial Rangehood, integrated Miele microwave and pyrolytic ovens and 2 Vintec drinks fridges and even an icemaker

Large 2nd first-floor bedroom with a walk-in robe, built-in office desk, ceiling fan and fully-tiled ensuite/second bathroom with a shower, toilet and vanity – the perfect alternative guest suite

3rd/4th/5th entry-level bedrooms with ceiling fans, built-in computer desks and BIR's

Spacious fully-tiled third "retro" family bathroom to service the minor sleeping quarters, complete with a separate bath, a shower and separate powder area with a heated towel rack and separate toilet

Fully-tiled laundry with stone tops, internal hanging space and outdoor access to the drying courtyard

Quality carpets to bedrooms, study, activity, and theatre rooms

Heaps of built-in study storage

Ample hallway storage space to the main entry level

Electric driveway gate for secure boat parking, if required

Front entry courtyard with easy-care gardens and side access to the rear of the property

Silver Nizami natural stone flooring

Feature sandstone external wall cladding

Commercial-grade window treatments throughout

Integrated audio speakers

Smart wiring

Solar power panels

Daikin ducted reverse-cycle air-conditioning throughout

Security-alarm system

Ducted-vacuum system

Gas hot-water system

Feature doors throughout

Shadow-line ceiling cornices

Hot and cold water to outdoor shower

Artificial rear turf

Concrete-aggregate paved areas

Secure keypad access to front-courtyard gate

Built in 2010/2011

Low-maintenance 706sqm (approx.) block

735sqm (approx.) of house space

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*