

Leased

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 light and bright study with built-in cabinets off the wide tiled entry foyer. The

🛏 6 🚿 5 🚗 3

Price	\$2,000 Per Week
Property Type	Rental
Property ID	25530

Agent Details

Petr Seidel - 08 9207 2088

Office Details

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

XCEED 
REAL ESTATE

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.

Other features include, but are not limited to:

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
Pool servicing Included
Lawn and garden maintenance Included
Fish tank and food care Included

PLEASE NOTE:

** All furniture & extras currently located in the property are subject to negotiation on application **

For example: theatre equipment, surround sound, pool table, furniture etc

XceedRE have been working hard to arrange some fantastic new offers for our new tenants signing up with us!

XceedRE have also teamed up with some of Perth's best gyms to offer all of our new tenants 1 MONTH FREE MEMBERSHIP!

In addition to the above, XceedRE will provide you with 1 MONTH FREE internet service – this is an average savings of \$80! Let us know if you'd like to take us up on this and we can put you in touch with the provider to choose your plan.

Speak to one of our Leasing Consultants for more information about these great offers! For a limited time only.

Tenant Reward Program: At Xceed Real Estate we have a Tenant Reward Program for our tenants who pay their rent on time & keep their property looking its best. It's more rewarding to rent with XceedRE!

To arrange a viewing, please click the "Request an Inspection Time" button and select your preferred inspection time. *If no times are available, please complete the "Book an Inspection" form, let us know when suits you best & you will be notified when we schedule the next viewing.

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.