

# 1 Moorine Court, Hillman, WA 6168

**JW**

## Sold House

Thursday, 21 March 2024

1 Moorine Court, Hillman, WA 6168

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 713 m<sup>2</sup>**

**Type: House**



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**\$610,000**

**What:** A 3 bedroom, 1 bathroom home on a spacious corner block with ample parking options  
**Who:** Seekers of comfortable yet flexible living, in a spacious garden setting  
**Where:** Perfectly located close to schooling, shopping, parkland, and public transport  
Set on a 713sqm corner block, this fantastic 3 bedroom 1 bathroom home offers a wealth of opportunity, with its recent renovations, quality upgrades and the potential for side access you have a delightful property for the family, first time buyer or investor seeking a move-in ready residence in a super central location. The train station sits nearby offering a quick commute to the CBD or surrounding suburbs, with a choice of educational facilities and parkland within walking distance and of course Rockingham itself with its foreshore and beaches that provide unlimited entertainment and recreation options to all ages. Sitting behind brick fencing with a secure entry gate for complete seclusion, your vast front gardens extends around the home with luscious green lawn, shady trees and established plant life creating a peaceful spot to unwind at the end of day. The driveway leads to your covered carport with roller door, with a paved courtyard in the middle and double access gates to the side for additional parking, while your covered porch offers a relaxing spot to sit and sheltered entry to the home. A paved foyer inside directs you to the right where you find a formal lounge, carpeted for comfort, with a feature brick fireplace and large windows to view the gardens from. An arched entry leads to a secondary foyer, where your three bedrooms can be found, all spacious in size with carpeted flooring, with the master equipped with a ceiling fan and built-in robes for storage, along with quality window coverings throughout. The updated bathroom sits next, with striking tiling, a bath, glass screened shower and vanity, with a separate WC for convenience. The laundry again offers that beautiful tiling, with direct garden access for ease of use. The room then opens into a light and bright kitchen and family room with dining space, with the kitchen recently updated to showcase a tiled benchtop, freestanding oven, ample cabinetry, and breakfast bar for seating. An enclosed patio provides yet another area for the family, with carpet to the floor and a flexibility in its design, allowing usage as a secondary living, activity space or games area depending on your individual needs. The gardens are fully reticulated from the bore and provide a multitude of uses, with a dedicated vegetable patch with raised beds, another enclosed patio, and a workshop to meander around, with a large lawned area, bordered with greenery that is all overlooked by the covered alfresco to provide a fantastic spot to entertain or relax from. And with additional extras that include ducted air conditioning, a newly installed hot water system and a brand new 7kW solar panel system, this property has all your needs well and truly covered. And the reason why this property is your perfect fit? Because this carefully updated property provides move in ready living in a perfectly peaceful location. **Disclaimer:** This information is provided for general information 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.