

**12 Phoenix Street, Hillarys, WA 6025**

**THE AGENCY**

**House For Sale**

Friday, 3 May 2024

12 Phoenix Street, Hillarys, WA 6025

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 306 m2**

**Type: House**



Lisa Barham

0405352339

## UNDER OFFER!!

Embrace the joys of easy living from within the walls of this quality 4 bedroom 2 bathroom two-storey home that occupies a premium pocket of Hillarys amidst other first-class properties and sits no more than a few minutes away from crystal-clear Indian Ocean waters. Downstairs and beyond a wide feature entry door lies a large carpeted study that doubles as a potential fifth bedroom, if need be. Only inches away, gorgeous double French doors reveal a carpeted theatre room with a striking recessed ceiling, whilst an under-stair storeroom, a powder room and a well-equipped laundry with a linen press, under-bench storage and external/side access for drying also make up this part of the residence. An open-plan family, dining and kitchen area is where most of your casual time will be spent and comprises of a breakfast bar for quick bites, sleek stone bench tops, glass splashbacks, double sinks, a double-door storage pantry, an integrated stainless-steel range hood and stainless-steel Westinghouse gas-cooktop, oven and dishwasher appliances. Sliding-stacker doors extend entertaining out to a fabulous rear alfresco deck with café blinds and louvered shutters for full enclosure and protection from the elements. It all overlooks a north-facing low-maintenance backyard setting, headlined by a shimmering below-ground salt-chlorinated lap pool for everybody to dip their feet into. Upstairs, a huge king-sized master retreat is the obvious pick of the carpeted bedrooms with its walk-in wardrobe, breezy covered front balcony and superb fully-tiled ensuite bathroom – rain shower, twin “his and hers” vanities, under-bench storage, separate toilet and all. Spacious second, third and fourth bedrooms all boast their own built-in robes and are serviced by a practical main bathroom with a shower and separate bathtub. Nearby amenities include multiple bus stops, St Mark's Anglican Community School and the endless offerings of Westfield Whitford City Shopping Centre – all just around the corner. Indulge in culinary delights at local restaurants, with top-tier medical facilities just a stone's throw away, as well. But that's not all – immerse yourself in the natural beauty of James Cook Park and the captivating lakeside Mawson Park, whilst you dive into seaside bliss at glorious beaches and family-friendly Hillarys Boat Harbour, or lounge at the chic new Hillarys Beach Club. Education options abound with Duncraig Senior High School, Sacred Heart College and Hillarys Primary School at your fingertips. Fuel up at charming cafes and grab your groceries at Hillarys Shopping Centre. With Whitfords Station and the freeway in close proximity too, every destination is so very easily accessible. An ultra-convenient coastal lifestyle beckons – and an impressive one, at that! Other features include, but are not limited to:

- Wooden floorboards
- Separate upper-level toilet
- Large walk-in upstairs linen cupboard/storeroom
- Intelligent Home “smart” hub
- Ducted and zoned reverse-cycle air-conditioning system
- Security-alarm system
- Feature skirting boards
- New pool filter
- Gas hot-water system
- Front and rear reticulation
- Front and rear lawns
- Easy-care gardens
- Remote-controlled double lock-up garage with a storage area and internal shopper's entry via the kitchen
- Side-access gate to a secure cat/pet run
- Multiple off-street parking bays only metres away from your doorstep – ideal for your guests and visitors to utilise
- Low-maintenance 306sqm (approx.) block
- Built in 2009 (approx.)

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.