

# 13 Howson Street, Hilton, WA 6163



## House For Sale

Friday, 27 October 2023

13 Howson Street, Hilton, WA 6163

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 406 m2**

**Type: House**



Lauri Curtain



Emma Orchard  
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## From \$650,000

An iconic part of Hilton's heritage, 13 Howson Street is one of the Garden Suburb Precinct's original prefabricated cottages originating from Austria and built here in Hilton in 1953. Since then, this much-loved home has been updated and renovated to provide modern creature comforts whilst retaining classic character features and original charm. Peacefully positioned behind a limestone and picket fence under the shade of a beautiful gum tree, to the front of the home you will find a large, covered veranda which provides a wonderful shady spot to quietly sit, and to greet your neighbours as they pass by. Inside, the love and care taken in renovating this home is evident, with high ceilings and pine floors flowing through the open plan living area, and with floor to ceiling windows and a fireplace creating a stylish and relaxing atmosphere. The large, modern dine-in kitchen has a functional layout and is equipped with a gas cooker, integrated dishwasher and lots of cupboard space, including a European laundry off the dining area. From the kitchen sink, there is a great elevated tree top outlook over Hilton and its sunset vistas. From the dining area, glass double doors open onto the large, covered, and elevated deck, creating a delightful space to bask in the morning sun, shelter from summer afternoons and enjoying meals outdoors with family and friends. The two carpeted bedrooms, both with ceiling fans, are well sized - with the main bedroom featuring built-in robes and two windows with a lovely garden outlook. The fully renovated bathroom showcases floor to ceiling tiled walls, a shower over bath, vanity and wc. Outside the gardens are low maintenance and private, with a lemon tree and a mature gum tree, and there is also lots of space providing potential to extend the home, add a studio or create your own garden oasis. Situated just a short distance from the vibrant heart of Fremantle, Hilton is a sought-after family friendly community, boasting parks, mature trees, and a collection of character homes. Just a short walk to shops, cafe's, public transport, schools and popular Grigg Park. The seamless blend of retained classic features with modern creature comforts makes 13 Howson Street an exceptionally comfortable home in a thriving neighbourhood. Additional features include: reverse cycle air conditioner; ceiling fans in living room and bedrooms; asbestos removed; wall and ceiling insulation; gas hot water system and parking for two vehicles; 406sqm street-front strata lot (with no common area or strata fees)..