

# 13 Pocock Mews, Hilbert, WA 6112



## Sold House

Wednesday, 10 January 2024

13 Pocock Mews, Hilbert, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 225 m2

Type: House



Ben Mathews  
0488997018

**\$483,000**

\*\*\*UNDER OFFER BY BEN MATHEWS FROM THE MATHEWS TEAM - 0488 997 018\*\*\*Elevate your living experience with this extraordinary near-new home, a testament to modern living and convenience. Built in 2023, this 3-bedroom, 2-bathroom haven offers a seamless blend of contemporary design and low-maintenance living, sparing you the headaches of building. Let's delve into what makes this property an exquisite retreat.**INSIDE**As you step through the modern front entrance door into this Hilbert residence you are greeted by the two welcoming secondary bedrooms on your right which boast practical built-in wardrobes, combining functionality with a touch of sophistication. The main bathroom, featuring a thoughtfully incorporated built-in bath, and the adjacent modern laundry, showcase a seamless blend of contemporary design. On the opposite wing, the main bedroom stands out with its modern ensuite and a generously sized walk-in wardrobe, creating a haven of understated luxury. The design exudes simplicity yet captivates with its modern elegance. The heart of the home unfolds towards the rear—an expansive kitchen/living/dining area. The kitchen, adorned with modern appliances and offering ample storage, seamlessly connects to the inviting rear alfresco, creating a versatile space for daily living and entertaining. The residence is a testament to modern refinement, where every detail is considered to enhance the overall sense of comfort and style, providing a living experience that is both practical and visually inviting.**OUTSIDE**As you venture through the exterior of this Hilbert residence, a captivating front façade beckons with mulched garden beds and evergreen synthetic grass, creating an alluring visual appeal that stands the test of seasons. The open parking at the front is complemented by the secure single-car garage under the main roof, ensuring accessibility and providing an added layer of security. Transitioning to the rear, an awesome patio/alfresco space unfolds, inviting you to bask in the tranquility of a meticulously curated outdoor area. The well-maintained garden beds, showcasing an array of flora, contribute to the aesthetic charm, while the synthetic grass underfoot provides a lush, green backdrop for relaxation and play. The patio becomes a focal point, offering an ideal setting for unwinding after a bustling day or hosting lively BBQs with friends and family. The low-maintenance blue metal stone to the side adds a touch of modernity while simplifying upkeep.**WHERE IS IT LOCATED?** Nestled in the highly sought-after suburb of Hilbert, this residence offers proximity to the Haynes shopping precinct, Haynes Bar and Grill, Bunnings Warehouse, local schools, shops, and convenient public transport options. This is not just a home; it's a gateway to a vibrant and connected community.**RENTAL ESTIMATE**Although this property will be very popular with owner occupiers - if you are an investor you will be interested to know that similar properties in this thriving Hilbert market are currently fetching rents ranging from approximately \$500 to \$550 per week. However, investors are advised to conduct their own due diligence.**WHAT TO DO NEXT**Save the date! Join Ben Mathews from Rodway Group at the open house scheduled for this coming Saturday. Don't miss the opportunity to make this modern low maintenance offering your home or awesome investment opportunity – where comfort and style harmonize seamlessly.**Property Code: 3967**