

**1361 Rowley Road, Hilbert, WA 6112**



**House For Sale**

Tuesday, 28 May 2024

1361 Rowley Road, Hilbert, WA 6112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 473 m2**

**Type: House**



Ash Swarts  
0894959999



Ashton Dekker  
0894959999

**From \$619,000**

An incredibly complete, detail orientated, modern home in a quiet and convenient location! This one is unmissable!**INSIDE:**This 3 bedroom, 2 bathroom home is one that shines from the moment you step in. The stunning main living area is open plan with ducted reverse cycle aircon and high ceilings. Two sets of large double sliding doors open up to the alfresco or alternatively straight onto the yard, offering unique connection and access. Timber flooring is a great touch, tying in with the built-in feature tv cabinetry. A massive feature filled kitchen has all the storage needs you can ask for, along with overhead cabinets, large oven and cooktop, a double drawer dishwasher, microwave recess, built-in pantry and fridge recess, under-mount sink and a breakfast bar. A carpeted lounge, with a full wall of in-built cabinetry and street frontage is a fantastic second living area. Master bedroom is large, with his and hers wardrobes and a large ensuite with a double vanity. Second bedrooms are also large with built-in robes and the bathroom is also well equipped with shower, bath and large vanity. A large laundry with lots of storage has access to a paved dry court. Not to be left out, the large double garage also has built-in cabinets and storage. **OUTSIDE:**A great alfresco has a ceiling fan, alfresco blind and built-in cabinets with a bar fridge recess. A great yard is green and runs the full length of the property, very unique on this type of residence and a great feature for family living. Thick hedges run along the street boundary fence offering fantastic privacy and more aesthetic than a full height fence. A deck at the front leading to the front door and refreshed gardens present extremely well.**INVESTORS:**Current Rental Appraisal is \$640-660/pw. There is a demand for tenants that are looking for properties like this one!**LOCATION:**Experience the allure of Hilbert, where convenience meets natural beauty. Nestled amidst serene surroundings, it boasts a delightful park, complete with a tranquil pond and scenic walking trails just moments away from your doorstep. **HOW TO VIEW:**Walkthrough video available on request. In person viewings available by appointment only. Please enquire on this property and we will be in touch to assist you with any questions you might have.**PROPERTY PARTICULARS:**• Build Year: 2015• Block Size: 473 sqm• Living Size: 167 sqm• Council Rates: \$2,577/pa• Water Rates: \$1,079/pa• Rental Appraisal: \$640-660/pw(all values are approximated)