

**15 Utica Lane, Hilbert, WA 6112**

**House For Sale**

Tuesday, 30 January 2024



**15 Utica Lane, Hilbert, WA 6112**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jarrad Brookes

0894343525

**From \$499,000**

Currently Leased till 30/09/2024 at \$580 per week with Great tenant who would love to extend. This immaculate 3x2x2 family home offers an amazing opportunity to a family looking for a place to call HOME. The generous floor plan is elegantly decorated with fresh and modern tones which the family will love all that's missing is YOU! The true heart of this home is the open plan kitchen, dining and family area. The living area opens to a great outdoor space that offers undercover alfresco dining and low maintenance gardens perfect for entertaining family and friends. The home is sitting comfortably on a handy 217sqm lot in a community minded locale and surrounded by recreational reserves. The property is conveniently located within 600m of the Tonkin Highway, 3.4km to the Forrestdale Primary School, 4.8km to the Australian Christian College and just 7.4km to the Armadale Shopping Centre. The house includes the following features:- Amazing 3x2x2 family home with modern living areas, boasting low maintenance living- Modern open plan kitchen and living area- Kitchen equipped with quality appliances, island bench top, gas cooking and PLENTY of storage space- 3 bedrooms all containing built in wardrobes- Master bedroom featuring double walk in wardrobe and a beautiful en suite- RC Ducted air conditioning throughout the home for all year-round comfort- 2 Bathrooms with bath and shower options, including separate WC- Secure double lockup garage- Great outdoor living areas that includes alfresco dining and low maintenance gardens- Separate European laundry- Gas instantaneous HWS and cooktop- GREAT LOCATION! Provides lifestyle, security and excellent value Proudly Presented by Jarrad Brookes of Next Vision Real Estate. If you would like any further information on this property, the Local area or any Real Estate Matter please call Jarrad on 0417 918 110 or email to [jarrad@nextvisionrealestate.com.au](mailto:jarrad@nextvisionrealestate.com.au)