

**17 Minnie Grove, Hilbert, WA 6112**

**Professionals**

**House For Sale**

Saturday, 9 December 2023

17 Minnie Grove, Hilbert, WA 6112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Vicky Yang  
0894599000



Yanqi Wang  
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## Mid \$500,000's

Nestled in a tranquil, sought-after neighborhood, this contemporary 3-bedroom, 2-bathroom home presents a harmonious blend of luxury and comfort. Boasting a green title and surrounded by newly constructed houses, this property is a rare gem offering both privacy and community spirit. Experience the perfect balance of style and practicality with this newly built home, featuring a sophisticated double garage with shopper entry and high ceilings throughout, enhancing its spacious ambiance.

**Key Features:**

- # Three Spacious Bedrooms: Each with built-in robes; master includes an en-suite with his and hers walk-in robes.
- # Two Well-Appointed Bathrooms: Contemporary finishes and a family-friendly layout.
- # Double Garage: Convenient shopper entry for ease and security.
- # Open Plan Living: Seamlessly integrates kitchen, dining, and living areas with a walk-in pantry.
- # Modern Kitchen: cook top and oven are 900mm wide, island bench-top in the kitchen area.
- # Modern Lights fitting: LED lights through whole house.
- # Low Maintenance Backyard: Perfect for busy lifestyles, offering a private outdoor retreat.
- # Quality Flooring: Stylish floorboards throughout the primary living areas.
- # Solar Panel System: Energy-efficient living with reduced utility bills.
- # NBN Connection: High-speed internet for work and entertainment.
- # High Ceilings: Creating a sense of space and luxury throughout.
- # Climate Control: Reverse cycle air-conditioning for year-round comfort.
- # Reticulation System: Easy care for gardens and lawns.
- # Gas Hot Water System: Reliable and efficient.

**Property Details:**

- # Water rate around \$ 1200/ Year
- # Council rate around \$ 2400/ Year
- # Built 2016
- # Land Size 363

This property represents a rare opportunity to secure a sophisticated and comfortable home in a sought-after neighborhood.