

17A Collick Street, Hilton, WA 6163



House For Sale

Wednesday, 18 October 2023

17A Collick Street, Hilton, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 356 m²

Type: House



Lauri Curtain

Under Offer - Multiple Offers

UNDER OFFER BY LAURI CURTAIN, C&CO REAL ESTATE! In an elevated position and privately situated at the end of a long driveway, this two-storey home reflects a clever modern twist on the classic weatherboard cottage boasting a passive solar design incorporating cross ventilation and energy efficient appliances resulting in a 6.5 Star energy rating. Built in 2013 with 163.9sqm of internal space, this 4 bedroom, 2 bathroom home plus 2 living spaces blends seamlessly with the outside elements creating a sense of place that has year-round, indoor / outdoor liveability and a style that is timeless. Northern orientation has been well utilised on the lower level, upstairs and in the surrounding garden. Fully fenced with established trees, shrubs and lawn, the water wise garden connects so easily with the lower level open plan living that it's hard to define where one space starts and the other ends. Offering a neutral decor and tiled floors, the light filled lower level provides the perfect environment for everyday family living. The kitchen is well appointed with electric cooking, dishwasher and ample bench space making meal preparation simple. Stylish lighting and ceiling fans add a touch of modernity and there's plenty of space for lounging and dining. Just inside the entrance, the fourth bedroom is a versatile space that could be well utilised as a separate sitting room, study or home office. Lastly on the lower level is the laundry with storage cupboards and wc. The stair case leads to the second level with engineered laminate flooring affording a separate living space to escape the busyness of downstairs living. Sliding doors open to the balcony that stretches along the upper level making a perfect spot to enjoy a quiet cuppa and read a good book or simply take in the views. The master bedroom offers a walk-in robe plus semi en-suite and like the well-sized second bedroom has sliding doors opening to the balcony. The third bedroom has a walk-in robe and is situated next to the family bathroom with a shower over a large bath and vanity. Insulated walls and ceilings ensures year-round comfort whilst the 3kW solar panel system, heat pump water heater and plumbed water tank to the washing machine contribute to the homes energy efficiency. Other eco features include comfort plus West/East windows, water efficient taps and shower heads, reversible ceiling fans and the ability to plumb the family bathroom to grey water. It's rare to find a home so well designed it utilises all the space purposefully, this is one such home with many outdoor living spots and a shaded decking area for outdoor entertaining. On a rear 356sqm Survey-Strata block with common driveway, garden shed and tandem carport, this beautiful home has the added benefit of being situated in a friendly community where neighbours meet at the local schools, community garden and local cafe's. Be sure to inspect soon.