

2/39 Hillwood Avenue, Warwick, WA 6024

Sold Villa

Saturday, 23 December 2023

2/39 Hillwood Avenue, Warwick, WA 6024

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Villa



Matt Parker
0417183353

\$370,000

STRATA TITLE - No exit fees! Expertly designed, and set amongst beautifully established gardens within a group of homes for over 55's, this residence will appeal to discerning buyers. You will feel at home the moment you step inside! Offering comfortable living, this easy-care home villa is designed with a flexible floor-plan offering multiple options on how to use the rooms to suit your lifestyle. Enjoy plenty of space with two inviting and separate living areas. A quality, refurbished kitchen is well-appointed, offering lots of storage space and features a Chef electric oven, gas stove top, double sink, fridge recess and two door built-in pantry. Stone bench tops including a handy breakfast bar overlook a tiled family room and lovely, private courtyard garden beyond. Perfectly sheltered under a patio, this is the ideal spot to relax outdoors. The master bedroom is light and spacious, enjoying views to the rear garden. A large built-in robe provides lots of storage, and an adjoining bathroom features a safe walk-in shower recess, vanity with storage drawers, and separate WC. Adjoining the kitchen, a laundry facility includes a sink and accommodates both washing machine and clothes dryer. High ceiling ceilings feature throughout the home and a split-system air conditioner effectively cools the house on a hot summer's day. Don't delay in viewing this beautifully appointed and well-located home within this popular suburb!

FEATURES :- undercover car parking nearby for one vehicle- split system reverse cycle air-conditioning system, ceiling fan in lounge, gas heating point- quality floor tiling and carpets throughout- large lounge room with adjoining dining room that can be repurposed into another bedroom or study room if required- generous built in storage that includes a double door linen storage cupboard- private and easy care paved rear courtyard garden with patio for all seasons enjoyment outdoors - security doors and window screens- instantaneous gas hot water system

Warwick Colonial Village enjoys a premium location within the suburb. Situated in a quiet street, the village is convenient to all amenities. There is easy access to public transport on nearby Ballantine Road, bus services link to both Warwick Centro Shopping Centre and Warwick Train Station. Greenwood Village Shopping Centre and the popular Greenwood Tavern are within short walking distance. Each home is independently owned and have a strata-title - there are no exit fees if you sell. You own the property that you buy and can even rent it out until you are ready to move in, provided that the tenant is 55 years old. Each resident has access to a large on-site resident's lounge and library room. There are 23 residences within the complex and strata levy of \$530 (+ reserve fund \$50) is payable each quarter - covering items including maintenance and gardening to common property and building insurance. If you require any further information regarding this property, or would like to arrange viewing please contact Matt Parker on 0417 183 353.

Disclaimer - We have provided this information based on our knowledge in good faith on a no liability basis. We strongly recommend making your own enquiries to satisfy yourself on all the above information and contact relevant statutory bodies where appropriate.