

22 Spring Way, Hillarys, WA 6025

THE AGENCY

House For Sale

Wednesday, 12 June 2024

22 Spring Way, Hillarys, WA 6025

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 684 m²

Type: House



Lisa Barham
0405352339

From \$1.2Mil

Boasting a large frontage and exciting R20/60 zoning and redevelopment potential, this solid 4 bedroom 2 bathroom family home is as promising as they come and possesses a unique floor plan with plenty of space and options for everybody. The residence can even be rented out until you decide on what your next move will be, with those wanting to stay put destined to inherit a functional layout with a fantastic sense of flow attached to it. A securely-gated entrance reveals a generous low-maintenance front patio that doubles as a paved verandah and overlooks a shimmering below-ground swimming pool – as well as a delightful poolside palm tree and easy-care artificial turf. Inside, the welcoming front lounge room is very spacious, whilst the open-plan family and dining area beyond it incorporates a modernised kitchen into its airy design. The latter playing host to sparkling stone bench tops, sleek white cabinetry, ample storage options, a microwave nook, an integrated range hood, a five-burner Fisher and Paykel gas cooktop and an oven of the same brand. A well-appointed laundry-come-scullyery off the kitchen is also finished off by stone bench tops of its own, complementing double sinks, a separate wash trough, more cupboard storage space, a walk-in pantry/linen press and a separate third toilet. A huge front master bedroom has full-height mirrored built-in wardrobes, split-system air-conditioning and a small, yet private, north-facing poolside patio for relaxing and quiet contemplation. A massive main bathroom adjacent to the master features a shower, separate bathtub, toilet, powder vanity and heat lamps. A decent second bedroom can also be found at the front of the house, with the fully-tiled second bathroom – only inches away – comprising of a shower, vanity and skylight. It is also easily accessible to the third and fourth bedrooms at the rear, both benefitting from built-in double robes and pleasant backyard views to wake up to. The family room seamlessly extends outside to a paved courtyard for further entertaining, with an expansive backyard nice and shaded – and leaving ample room for fun and games, amidst a terrific tree-lined vista and the sounds of chirping local birdlife, singing away up in the surrounding treetops. There is also a powered garden shed within the yard, with the remote-controlled tandem double lock-up garage having storage space inside of it – or the potential to park a second small car in tandem. Only metres away from your front door lies the sprawling James Cook Park, with bus stops, Westfield Whitford City Shopping Centre, restaurants and medical facilities all just around the corner, as well. Beautiful swimming beaches, Hillarys Boat Harbour and the new Hillarys Beach Club are also nearby, as are the picturesque lakeside Mawson Park, Dun Craig Senior High School, Sacred Heart College, Hillarys Primary School, St Mark's Anglican Community School, coastal cafes and restaurants, more shopping at Hillarys Shopping Centre, additional public transport at Whitfords Station, the freeway and so much more. Your future begins right here – in an impressive location that is full of possibilities! Other features include, but are not limited to:

- Low-maintenance timber-look flooring
- Split-system air-conditioning and gas-bayonet heating to the main living space
- Separate 2nd toilet, next to the minor bedrooms
- Linen cupboard
- Security-alarm system
- Feature down lights
- Feature ceiling cornices and skirting boards
- Foxtel connectivity
- Security doors
- Rinnai instantaneous gas hot-water system
- Separate electric hot-water system – servicing the main bathroom
- Backyard access from the garage
- New front and rear lawns
- 684sqm (approx.) block
- Generous north-facing 20.12-metre (approx.) frontage
- Built in 1974 (approx.)

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.