

29 Friston Street, Hilbert, WA 6112

Townhouse For Sale

Friday, 17 May 2024



29 Friston Street, Hilbert, WA 6112

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 128 m2

Type: Townhouse



Hayley Rakowski
0861408000



Lucy Wikstrom
0861408000

From \$475,000 - Set Date Sale 25 May

SET DATE SALE – All offers must be made in writing by 5pm on Saturday 25th May. Please submit your best and final offer, Contract Term, and proposed settlement timeframe by email to Stockland's sales team at siennawood@stockland.com.au, with a pre-approval letter from the bank or letter of eligibility from a licensed mortgage broker. Seller reserves the right to sell prior without notice. Come home to leafy parkland views and live walking distance to the future Hilbert town centre. Secure your own little patch of Stockland's bustling and popular Sienna Wood community with this beautifully presented 2-bedroom, 1.5 bathroom townhouse on a green-title 120m² block. Used as a display home by Stockland, you will be the first resident of this well maintained near-new home within a run of seven award-winning** "Garden Houses." These small but mighty homes pack a punch, thanks to their clever design, quality specification and thoughtful design. The weatherboard cladding and white picket-style fencing welcomes you with a view almost as lovely as the home's outlook, one of Sienna Wood's renowned green spaces. These delightful green views can be enjoyed straight from your kitchen or the master bedroom's Juliet balcony, perfect for sunset tipples to round off your day. The galley-style kitchen overlooks the spacious open-plan lounge and dining, that leads directly to your private, undercover rear courtyard. Complete with established irrigated garden beds. A convenient downstairs powder room is hidden next to a European style laundry and under-stair storage area. Upstairs you'll find the master bedroom with sizeable walk-in-robe that has its own private balcony, immediately next to the modern bathroom. Across the walkway there is additional linen storage and a secondary bedroom that boast views of the stunning foothills to the east and full-height, double-width mirrored sliding robes. Living at Sienna Wood comes with perks of its own such as unlimited free RSPCA dog-training classes (RRP \$210) and fitness classes in the nearby Shipwreck Park run every week day throughout school terms. Take a short walk to Mooba Café for your weekend coffee, while the kids enjoy Shipwreck Park or the newly opened Dinosaur Park just minutes walk to your south. This stunning home would be a perfectly convenient, low maintenance first home or a well-presented rental for an astute investor^.

A downsizer looking to move close to the future town centre and settle in to an established close-knit community could also enjoy this leafy setting. WHY YOU'LL LOVE 29 FRISTON:- Weatherboard-clad cottage style façade with striking street appeal- Convenient location by parks, playgrounds, a café and the future Sienna Wood town centre.- Open plan living area with high ceilings and a premium specification throughout- Stone benchtop galley-style kitchen with green views and dedicated dishwasher recess- Downstairs powder room.- Hidden European laundry with attached ample under-stair storage.- Single carport with further driveway storage behind key-locked gates for bikes, trailers or similar.- Undercover rear courtyard off main living area, perfectly capturing morning sunshine.- Master bedroom upstairs with Juliet balcony offering tranquil parkland views.- Secondary queen-sized bedroom with double mirrored robes.- Modern bathroom including hobless shower and stone benchtops.- Ducted reverse-cycle air conditioning throughout.- Reticulated, low-maintenance garden beds.- Free RSPCA dog-training classes and week day fitness classes at nearby parks, available to Sienna Wood residents. NOTE: This home is furnished and buyers are encouraged to include receipt of all furniture within their offer to purchase. For more information and inspection times contact either: Lucy Wikstrom 0417 397 100 Hayley Rakowski 0409 623 188

PROPERTY INFORMATION: Strata Fees: No Strata Fees – Green Title Block Size: 120 sqm Total Area: 128m² (living and undercover) Living Area: 79m² Build Year: 2021 Dwelling Type: House INFORMATION DISCLAIMER: *Lot is subject to availability. Price does not include stamp duty, registration fees, additional costs or any other incidental fees associated with the acquisition of land or a home. EOI period ends 25 May 2024 at 5pm AWST. Visit <https://www.stockland.com.au/globalassets/residential/wa/sienna-wood/collateral/sienna-wood-garden-house-tcs.pdf> for full terms and conditions. **Lot received an award for 'Affordable Development' from Urban Development Institute of Australia in 2021. Information supplied for the purpose of providing an impression of this property and Stockland Sienna Wood and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication. Whilst all care has been taken to present accurate and reliable information, potential buyers must make their own independent enquiries and rely on their own personal judgement about the information provided. ^Stockland does not give any warrant in relation to any information contained in this website. Stockland does not accept any liability for loss or damage arising as a result of any reliance on this website

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