

3/39 Hillwood Avenue, Warwick, WA 6024

Retirement Living For Sale

Friday, 14 June 2024



3/39 Hillwood Avenue, Warwick, WA 6024

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Retirement Living



Matt Parker
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Offers from mid \$400,000s

STRATA TITLE - NO EXIT FEES! Expertly designed, this spacious villa residence is situated in a well-maintained group of homes for people aged 55 and over. Tastefully refurbished throughout in neutral tones, this residence presents like new. You will want to live here the moment you step inside! The floor plan offers comfortable living and flexibility in how rooms can be used. There is no shortage of space here with two inviting and separate living areas, both enjoying a garden aspect. High ceiling ceilings feature throughout. Positioned opposite the main gardens, a large lounge room overlooks a delightful array of foliage and colour all year-round through a large picture window. An adjoining space can be utilised as a study area if required. Light, bright and fully renovated, a spacious kitchen is equipped with quality appliances, a 2 door pantry and lots of drawers for easy and convenient storage. A large breakfast bar, complete with double sink, connects with a casual living and dining room that opens onto a private courtyard. Bathed in morning winter sunshine, this is the perfect spot to enjoy the outdoors! Morning sun beams into the master bedroom, that features a large built-in wardrobe and is conveniently close to a beautifully refurbished bathroom that has a large and safe walk-in shower plus a separate WC. A neat and easy to use laundry is concealed behind doors adjoining the kitchen, and comes complete with its own sink and accommodates both washing machine and dryer. Ideally located, these homes sell fast. Take this opportunity to live in this popular neighbourhood and don't delay to come and view!

FEATURES :- prime garden view location with a sunny north to rear aspect - large lounge room with adjoining study room that can be repurposed into another bedroom if required - deluxe kitchen with Fisher and Paykel electric oven, gas stove, double sink, fridge recess and water filter tap - spacious refurbished bathroom with large vanity, walk-in shower plus a separate WC - ducted evaporative plus reverse cycle split air conditioning systems - generous built in storage that includes a double door linen storage cupboard - undercover car parking nearby for one vehicle

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 22 residences within the complex and strata levy of \$530.00 plus \$50.00 reserve fund levy (total \$580.00) 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.