

**33 Cook Avenue, Hillarys, WA 6025**

THE AGENCY

**Sold House**

Thursday, 29 February 2024

33 Cook Avenue, Hillarys, WA 6025

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 683 m2**

**Type: House**



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**\$965,000**

Boasting exciting R20/60 zoning and fantastic triplex-development potential, this beautifully-presented 3 bedroom 1 bathroom home doubles as the perfect entry property into the heart of Hillarys and occupies a wonderful location that is close to absolutely everything, including the beach, Hillarys Boat Harbour, the new Hillarys Beach Club and magnificent shopping at Westfield Whitford City. A lovely gated entrance patio ensures both security and overall peace of mind, as well as providing you with an extra entertaining space with access to both the master bedroom and a commodious separate living room – as well the main front door. Gleaming wooden floorboards grace the welcoming central dining room that is also large in size and keeps meals separate from conversation, adjacent to a tiled contemporary kitchen with a breakfast bar for quick bites, a decent fridge recess, dual pull-out storage pantries, stainless-steel range-hood, five-burner gas-cooktop and oven appliances, tiled splashbacks, double sinks, a water-filter tap and more. A gorgeous French door shuts off the sleeping quarters for peace and quiet, with a versatile activity room, home office or nursery – you decide – also warmed by timber floors that flow into the massive king-sized master retreat, complete with side-by-side “his and hers” built-in double wardrobes. The bathroom is nice and stylish and plays host to a shower, toilet and vanity, as well as another French door that neighbours a spacious third bedroom with split-system air-conditioning and ample built-in-robe and storage options. Off the dining area, the huge backyard is largely-paved and features a terrific outdoor patio for covered entertaining, leaving more than enough room for a future swimming pool too – if you are that way inclined. There is a lock-up powered shed/workshop down the side of the house too, for all of your tools and toys. Completing this outstanding package is a single lock-up carport with direct drive-through access to the rear of the property. Stroll to a plethora of picturesque neighbourhood parklands – including the stunning Mawson Park – from this home's exceptional locale that is also very handy to Duncraig Senior High School, Sacred Heart College, Hillarys Primary School, St Mark's Anglican Community School, bus stops, trendy cafes and restaurants, medical facilities, more shopping at Hillarys Shopping Centre, additional public transport at Whitfords Station, the freeway and so much more. The time to dream big is now. Your new chapter begins, right here! Other features include, but are not limited to: • Freshly painted – internally and externally • Double storage cupboard in the dining room • Laundry off the kitchen, with a separate 2nd toilet (with external access), over-head and under-bench storage and French-door access out to the backyard • Solar-power panels • New down lights • Feature ceiling cornices • Skirting boards • Security doors and screens • Side clothesline/drying area • Reticulation • Recently-refurbished low-maintenance gardens • 683sqm (approx.) block size • Built in 1972 (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.