

35 Cook Avenue, Hillarys, WA 6025

Sold House

Tuesday, 15 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 684 m2

Type: House



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\$800,000

This solid 3 bedroom 1 bathroom brick-and-tile home is as charming as they come and is accompanied by exciting R20/60 zoning and loads of fantastic development potential – as well as a wonderful location that is close to it all, including the beach, Hillarys Boat Harbour and even the outstanding Westfield Whitford City Shopping Centre. The existing residence is in a neat and tidy condition that would allow it to be either lived in or rented out until you plan what your next move will be. It also has two separate driveways, for ample parking space out front. Beyond a leafy frontage lies a welcoming tiled foyer with a built-in bar that will impress your guests right away. It leads into both a lounge room (with wooden floorboards, a ceiling fan, a gas bayonet for heating and a splendid front-garden aspect) and the tiled open dining and kitchen area, where a Chef electric cooktop and a Chef oven/grill meets a connecting laundry with a separate toilet. Both the dining and laundry spaces extend out to an enclosed back patio, encouraging safe and secure indoor-outdoor living. A pitched second patio off here doubles the entertainment options and offers alfresco-style cover in front of an elevated backyard area with lots of trees and natural shade. This “blank canvas” of a garden setting can be whatever you want it to be and benefits from pleasant tree-lined views of the nearby Mawson Park, as well as leaving heaps of room for a future swimming pool if you are that way inclined – and if you intend on staying put for the next few years, at least. Walk to a plethora of picturesque local parklands – Mawson Park included – from this property's commanding position 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. Seize the opportunity! Other features include, but are not limited to:

- Large front master bedroom with full-height built-in wardrobes, split-system air-conditioning and timber flooring
- 2nd bedroom with wooden floors and its own split-system air-conditioner
- Timber floorboards in the 3rd bedroom also
- Practical bathroom with a Roman shower and a powder vanity
- Linen press
- Feature ceiling cornices
- Security-door entrance
- Security screens
- Instantaneous gas hot-water system
- Secure patio storage area with two-way access
- Side-access gate
- Single-width tandem lock-up carport for up to two vehicles to park securely, off the main driveway
- Potential drive-through access for a third car to park at the rear, beyond the carport
- 683sqm (approx.) block size
- Built in 1971 (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.