

35A Grigg Place, Hilton, WA 6163



House For Sale

Tuesday, 2 January 2024

35A Grigg Place, Hilton, WA 6163

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 460 m2

Type: House



Lauri Curtain



Emma Orchard
0418803826

Please Call for Details

Designed and crafted by multi-award winning Solar Dwellings in 2013 with a NatHERS 9.1 Stars* energy rating, this intelligent passive solar home with sustainable features, style and functionality is one that will impress with its thoughtful floorplan embracing modern style and comfort. Inside, the solar passive floorplan optimises the northern orientation and cross-flow ventilation for natural heating and cooling all year-round. Polished concrete floors and high ceilings flow throughout the home, complementing the contemporary style. At the front of the home are two well appointed bedrooms with built-in robes and one offering a custom-designed built-in desk, creating flexibility as bedroom, study or home office. The main bathroom has a vanity, separate w/c, a large walk-in shower and a frosted glass door ideal for easy access when returning from the beach. The galley-style laundry has ample storage and bench space. At the end of the hallway, the home opens up into an expansive and stylish open-plan living with a bank of northern orientated bi-fold doors inviting in streams of natural light. A culinary delight, the spacious kitchen has Essa-stone benchtops, an island bench, 900mm oven, dishwasher and a built-in wine rack. Open the bi-fold doors and extend the living space outdoors to the deck offering an inviting environment for outdoor entertaining, living and relaxing. Peacefully situated to the rear of the home is the comfortable main bedroom with custom-made curtains and blinds, walk-in robe, large ensuite and sliding doors to a private decked courtyard. Outside beyond the deck, the landscaped garden is abundant with fruit trees including lime, orange, banana and feijoa and raised garden beds providing a tranquil escape for any garden lover. Thoughtfully designed to incorporate many energy efficient features such as solar panels, greywater system and water tank with pump, aligning with sustainable living principles. With off-street parking for two cars and an alarmed storage shed with a roller door, this property ensures both convenience and security for a truly exceptional living experience. Positioned in a tree-lined street amongst friendly neighbours within the Hilton Garden Suburb Heritage Precinct with its own community garden, Hilton Harvest - 35A Grigg Place is just a short distance to parks, schools, shops, transport, Fremantle, and the beach. A truly sustainable home. At a glance:- NatHERS 9.1 Stars* Energy Efficiency Rating- 3 bedrooms with built-in or walk-in robes, 2 bathrooms - Open plan living- Polish concrete floors - 31 course ceilings- Reverse cycle air conditioner- Custom made curtains and windows pelmets to living and main bedroom- 3.3kW Solar Panel System with 3kW inverter- Grey water system plumbed to laundry and wc's- Security screen doors and windows - Security alarm - Storage shed also alarmed - Landscaped gardens- Reticulation- 460 sqm street front survey-strata (No common property / No strata fees)