

# 4 Hillview Court, Gosnells, WA 6110

CENTURY 21

## Sold House

Tuesday, 15 August 2023

4 Hillview Court, Gosnells, WA 6110

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 414 m<sup>2</sup>

Type: House



Josh Brockhurst  
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**\$447,500**

Nestled on a easy care 414sqm block in a coveted Gosnells pocket, this remarkable 4-bedroom, 2-bathroom residence offers the complete family package. Boasting a modern floorplan, neutral decor and a low maintenance backyard, this property offers an effortless lifestyle that's ready for you to lock up and leave without a worry. As you step inside, a formal lounge greets you providing a comfortable space to relax or entertain. The lounge offers delightful views across the front garden, creating an inviting atmosphere from the moment you arrive. The master bedroom rests to the left of the entrance hall and features a walk-in robe to cater to your storage needs. The ensuite bathroom enjoys a contemporary design, complete with an enclosed shower, a contemporary vanity, and a toilet for added convenience. Transitioning into the heart of the home, an expansive open plan living area awaits. Seamlessly merging the kitchen, family, and meals zones, this area forms a generous and welcoming living space. The well-appointed kitchen exudes a modern aesthetic, highlighted by stainless-steel appliances including an oven and a separate hotplate. The dishwasher is an invaluable addition, making the daily clean-up a breeze. Out in the backyard, the inviting flat roof patio gracefully wraps around two sides of the home. This covered outdoor space provides a great spot for relaxation, outdoor dining, and entertainment. A single carport rests under the main roof providing covered parking for your vehicle and covered walkway stretches from the carport to the home, allowing you some protection from the elements as you transition from the car into the house.

**FEATURES:**

- \* Formal lounge enjoying modern carpet underfoot.
- \* Open plan kitchen, family and dining offering contemporary wood-look flooring.
- \* Stylish kitchen complete with stainless steel appliances, including a dishwasher.
- \* Comfortable master bedroom enjoying a walk-in robe and private ensuite bathroom.
- \* The main bathroom is modern and features a large shower and vanity with built-in storage.
- \* Gas point available in the front lounge and open plan living.
- \* Single carport under the main roof.
- \* Wide pedestrian gate at the back of the carport allowing easy access to the backyard.
- \* Covered walkway from the carport to the front door.
- \* Low maintenance backyard – predominantly paved throughout.
- \* Large, wrap around patio for outdoor living and entertaining.
- \* Garden shed offering space to store your garden tools and equipment.

This property enjoys a prime location, offering not only the comfort of a modern home but also the convenience of being near the heart of Gosnells CBD. With easy access to public transport, a variety of schools, medical facilities, local shops, as well as a selection of charming restaurants and pubs, daily life becomes both effortless and enjoyable. Exploring the wider metropolitan area is convenient with easy access to both the Tonkin and Albany Highways, ensuring that you're well-connected to all that the area has to offer.

For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198

**PROPERTY INFORMATION**

Council Rates: \$462.50 per qtr approx  
Water Rates: \$282.49 per qtr approx  
Strata Fees: \$400.00 per qtr approx  
Block Size: 414sqm  
Living Area: 155sqm approx  
Zoning: R30  
Build Year: 1993  
Dwelling Type: House  
Floor Plan: Not Available

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