

45 Orient Circuit, Hillarys, WA 6025

Sold House

Friday, 22 March 2024



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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 293 m2

Type: House



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\$1,160,000

It's all about the location and they don't come much better than this! Set on an easy care 293sqm block, overlooking lovely parklands in the highly sought-after C-Air Estate, this family sized 2 storey residence is just minutes to Whitfords Shopping Centre, St Mark's school and so much more. The 3 bedrooms, 2 bathrooms and multiple living zones are complimented with a host of creature comforts which include a lovely lap / plunge pool. The now vacant residence is in need of paint internally and we expect that most would like to change the carpets however the functionality of the floor plan will ensure it is worthy of your consideration. Boasting:

- 3 good sized bedrooms - all upstairs
- Main bedroom is located at the front of the residence with a good-sized walk-in robe and balcony overlooking the parklands
- 2 minor bedrooms both offer built-in robes
- 2 floor to ceiling tiled bathrooms - the ensuite offers dual vanities, a spa bath, shower and wc. The family bathroom offers both a bath and shower as well as a separate toilet
- Downstairs lounge / theatre room
- Open plan tiled kitchen / dining / living room - with a gas point
- Well-appointed kitchen with stone tops, ample bench and cupboard space, 900mm freestanding stove, a dishwasher and fridge recess with plumbing
- Timber decked outdoor alfresco with glass pool fencing
- Lovely feature lap pool - solar heated with a Chemi-gem auto dosing sanitising system
- Large laundry with plenty of cupboard space and access to the rear
- Separate powder room downstairs
- Upstairs activity / study to the landing
- Plenty of storage throughout
- Oversized double remote garage with extra storage area and shopper's entrance
- Reverse cycle ducted air conditioning throughout
- Security alarm system
- Ducted vacuum system
- The home is smart wired and NBN connected - Hybrid Fibre Coaxial (HFC)
- Outdoor shower
- Low maintenance gardens
- Built in approximately 2008/2009 by Perceptions Homes
- 205sqm of living / 266sqm under roof
- 293sqm block in the C-Air Estate