

# 4A Cooke Street, Hilton, WA 6163



## Sold House

Wednesday, 22 November 2023

4A Cooke Street, Hilton, WA 6163

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 291 m<sup>2</sup>

Type: House



Lauri Curtain



Shaun Mayze  
0407774264

**\$650,000**

SOLD BY LAURI CURTAIN and SHAUN MAYZE, C&CO REAL ESTATE! Energy Efficient Easy Care Living Modern and immaculately finished, positioned on a private rear lot in the thick of leafy Hilton, this comfortable home has many energy efficient features creating a low cost easy care lifestyle. Built in 2018, this single level home has been designed in consideration of the City of Fremantle's Energy Efficiency Schedule. Dimmer downlights feature throughout the home and truly shine throughout the open plan living/dining layout complimented by timber look laminate flooring that winds through the home. The Kitchen fits smartly into the open plan layout and includes 5 burner gas hot plate with rangehood, wide oven, dishwasher and smartly located microwave nook. This space flows into the decked alfresco that features overhead electric heater, built in speakers and the aforementioned downlights. The alfresco area comes complete with a barbecue space and feature planter, the area can be enclosed thanks to the impressive pull down café blind for private enjoyment of the space year round. Three well-appointed carpeted bedrooms offer the home generous accommodation with each bedroom featuring built in robes. The main bedroom is bathed in light thanks to its Northern orientation and is serviced by a wonderfully tiled en-suite featuring deep shower with niche. The secondary bedrooms are serviced by their own bathroom which is similarly finished but also includes a well sized bath which is drenched in light from a frosted window situated at its foot. The master bedroom and living space are smartly serviced by their own split system air conditioners which in addition to double glazed windows and excellent insulation choices allow for total comfort. Key energy features include a 5.13kw Solar System providing power to the home and the 4000L Water Tank plumbed to the toilets and laundry. The convenience of this home does not end there though with simple inclusions such as the automatic light to the large secure garage which features a storage space and built in work bench plus shelving ready for the tinkerers at heart. Conveniently located 50m from Collick Reserve, an 850m walk to Hilton Primary and just over 1km to Mumma Bee Café this home delivers on the hugely sought-after Hilton lifestyle. With Gilberts Fresh just a short drive away along with South Beach and the Fremantle precinct, where else would you rather be? This exceptional property has it all, truly. A unique approach to space and comfort make this home unrivalled against homes of its calibre. For those wanting all the perks that come with a Hilton lifestyle but aren't interested in the maintenance that comes with the traditional character homes of the area this is a must see. Additional information:- Survey Strata on 291sqm with 76sqm Common Property Driveway No strata company, No strata fees- Decked Alfresco with BBQ space, Electric Heater, Built in Speakers and Café Blind- Secure garage with Storage/Workbench and Automatic Light- 2x Split air conditioning systems- 5.13kW Solar panel system- 4000LRainwater Tank plumbed into Toilet and Laundry