

**5 Flatbush Road, Hilbert, WA 6112**

**House For Sale**

Wednesday, 8 November 2023



**5 Flatbush Road, Hilbert, WA 6112**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 180 m2**

**Type: House**



Brian Walker  
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## ALL OFFERS PRESENTED

Welcome to 5 Flatbush Road, Hilbert! This stunning 4 bedroom, 2 bathroom house with a modern design and a spacious layout, offers a comfortable living experience. Upon entering the house, you will be greeted by a stylish and contemporary interior. The open-plan living and dining area is perfect for entertaining guests or spending quality time with family. The kitchen is equipped with high-quality appliances and ample storage space, making it a chef's dream. The property features four generously sized bedrooms, providing plenty of space for the whole family. The master bedroom boasts an ensuite bathroom, offering privacy and convenience. Additionally, there is a second bathroom. Constructed in 2016, this property is relatively new and has been well-maintained. It is move-in ready, allowing you to settle in and start enjoying your new home immediately.

Features and Inclusions:

1. Feature entrance to the home
2. King sized primary suite with walk-in wardrobe
3. Ensuite bathroom with double vanity, double shower and separate toilet
4. Large theatre room
5. High 31 course ceilings to the main living hub
6. Open plan lounge and dining areas overlooking the kitchen
7. Chef's kitchen with stone top benchtop, dishwasher, 900mm electric oven, five burner gas cook top, Rangehood, lots of cupboards, large pantry, Island bench, perfect for a breakfast bar
8. Downlights throughout
9. Engineered floorboards throughout including the bedrooms
10. Three minor bedrooms are all queen size with double built-in wardrobe
11. Separate toilet
12. Bathroom with shower, vanity, deep bath
13. Reverse cycle ducted and zoned air conditioning with three phase power
14. Great backyard area complete with inbuilt speaker system and its own alfresco kitchen boasting stone benchtop, sink, barbecue, oven and rangehood
15. Large gable patio with ceiling fans and feature lighting
16. Low maintenance backyard with synthetic grass
17. Access from the garage to the rear yard
18. Instant gas hot water system
19. Double garage with automatic door, polished floor, insulation and has access to a loft
20. 5KW system solar panels
21. Tinting to the whole home
22. Water feature with feature lighting
23. Garden lighting
24. Reticulation to all garden beds from a bore
25. Security camera system plus home alarm

Located in the desirable suburb of Hilbert, this property offers easy access to local amenities, schools, and public transportation. Don't miss out on the chance to make this beautiful house your new home. Contact Brian today to arrange a viewing and submit your offer.

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.