

**5 Ranford Way, Hillarys, WA 6025**

THE AGENCY

**Sold House**

Wednesday, 12 June 2024

5 Ranford Way, Hillarys, WA 6025

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 684 m2**

**Type: House**



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**\$1,730,000**

Perched in a tranquil pocket of Hillarys and just footsteps away from Hillarys Primary School and beautiful Hillarys Park right next door to it, this impressive 4 bedroom 2 bathroom single-level home defines quality modern living and will effortlessly appease everybody's personal needs – and then some – with its functional floor plan and generous overall proportions. Beyond a striking façade lies a spacious front master-bedroom suite where stunning white plantation window shutters and a fitted walk-in wardrobe are complemented by a sublime fully-tiled ensuite bathroom – complete with a huge walk-in ceiling-mounted rain shower, a separate toilet and twin “his and hers” stone vanities with under-bench storage cupboards. A separate powder room sits nearby, as does the study. Double doors reveal a terrific north-facing theatre room that extends living options, away from a light, bright and expansive open-plan family, dining and kitchen area. This massive central hub also benefits from a pleasant north-facing aspect, with a media recess accompanied by sparkling stone bench tops, double sinks, a breakfast bar for quick bites, a large fridge/freezer recess, a full-height double-door storage pantry, glass splashbacks, a stainless-steel range hood, a La Germania five-burner gas-cooktop/oven combination and an integrated Miele dishwasher. The separate minor sleeping quarters are made up of three spare bedrooms with built-in double robes, a fully-tiled main family bathroom with a walk-in shower, separate bathtub, stone vanity and heat lamps, a separate second toilet and a well-equipped laundry – tiled splashbacks, broom cupboard, over-head and under-bench storage cupboards, rear-drying-courtyard access and all. Off the family room, a fabulous alfresco-entertaining deck can be found, adjacent to a north-facing backyard that is dominated by low-maintenance artificial turf and leaves more than enough space for a future swimming pool – if you are that way inclined. A bubbling outdoor spa is simply an added bonus and is sure to warm up your winter evenings, no matter what the occasion. Only a matter of minutes separate your front doorstep from the magnificent Hillarys Boat Harbour, with the likes of bus stops, Hillarys Shopping Centre, Westfield Whitford City Shopping Centre, St Mark's Anglican Community School, Duncraig Senior High School, community sporting facilities, cafes, restaurants, Sorrento Quay, the new Hillarys Beach Club, the freeway and both the Greenwood and Whitfords Train Stations all within a very close proximity, as well. As far as family-friendly locations go, you will struggle to find better than this one, right here! Other features include, but are not limited to:

- Double-door entrance
- Tiled entry foyer
- Carpeted bedrooms, study and home theatre
- Walk-in linen press
- Café/shade blinds to the alfresco
- Solar-power panels
- Daikin ducted and zoned reverse-cycle air-conditioning system
- CCTV security cameras
- Feature shadow-line and stepped “trio” ceiling cornices
- Feature skirting boards
- Foxtel connectivity
- Security doors
- Outdoor power points
- Gas hot-water system
- Reticulation
- Rear corner garden shed
- Easy-care gardens
- Neat and tidy front-yard lawns
- Remote-controlled double lock-up garage with a lock-up storeroom and an internal shopper's entry door
- 684sqm (approx.) block with two side-access gates
- Large 19-metre (approx.) frontage
- Built in 2009 (approx.)

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.