

**6 Hillwood Avenue, Warwick, WA 6024**

**AREA SPECIALIST**

**House For Sale**

Wednesday, 12 June 2024

6 Hillwood Avenue, Warwick, WA 6024

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 725 m2**

**Type: House**



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## Offers

Its Addressed: 6 Hillwood Avenue Nestled on a commanding corner block that splendidly overlooks lovely Carr Park across the road, this solid 4 bedroom 2 bathroom-plus study family home is as charming as they come and offers comfortable contemporary living for all involved. Welcoming you upon entry is a sunken front lounge, sitting just below an elevated formal-dining room that is also reserved for those special occasions. The tiled kitchen and casual-meals area is nice and functional, with a double-door storage pantry, double sinks and a microwave nook complemented by a gas cooktop and a separate oven for good measure. Low-maintenance timber-look flooring graces both the family and games rooms that are positioned either side of a central two-way wood-fire heater. The obvious pick of the bedrooms is a massive master retreat with a walk-in wardrobe and its own light-filled ensuite bathroom. The carpeted study next to the master suite doubles as an ideal nursery too, if you are that way inclined. Easily accessible from the meals space by the kitchen, an expansive outdoor alfresco and patio-entertaining area will cater for absolutely any – and every – family event, with a shimmering below-ground swimming pool providing the most picturesque of backdrops. Out front, extra driveway and verge parking space will also keep those with a boat, caravan or trailer happy, that's for sure. Walk to bus stops, other lush local parklands, medical facilities and Hawker Park Primary School from here, with food and shopping at Greenwood Village and even the Greenwood Hotel also just around the corner. The likes of Warwick Senior High School, Warwick Indoor Stadium, Warwick Bushland, Warwick Grove Shopping Centre, more restaurants, the local cinema and bowling complexes, Warwick Train Station, the freeway, Marangaroo Golf Course and major arterial roads – for easy access to the city, the coast, Perth Airport, our beautiful Swan Valley and everything in between – are also in very close proximity, only adding to the convenience of this terrific property. Experience parkside pleasure in the best way possible and make your move now, before it's too late! Other features include, but are not limited to: Carpeted formal spaces and bedrooms Double-door and single-door hallway storage cupboards Split-system air-conditioning – including to the master suite Gas-bayonet heating Down lights Feature ceiling cornices Security doors and screens Established gardens Double lock-up garage Spacious 725sqm (approx.) corner block Built in 1987 (approx.)