

# 6 Mott Court, Hillarys, WA 6025

## Sold House

Friday, 8 September 2023

6 Mott Court, Hillarys, WA 6025

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

## Contact agent

A tranquil cul-de-sac location in a sought-after pocket of Hillarys is the fitting setting for this functional and versatile 4 bedroom 2 bathroom home that has "summer loving" written all over it and will suit everybody from a family to those who simply love to relax and unwind, especially when the warmer weather eventually comes along. Out front, there is ample parking space – including a designated boat, caravan or trailer bay, with a shade sail for protection from the elements. There is also a securely-gated portico entrance for peace of mind, revealing a sunken formal front lounge room and an elevated formal-dining room – or potential office area, if you are that way inclined. The separate open-plan family, meals and kitchen area has a breakfast bar for quick bites and is neatly tiled, with the central kitchen itself boasting a storage pantry, a gas cooktop, separate oven and a stainless-steel dishwasher. There is also a huge tiled and sunken games room that sits below the kitchen and essentially triples personal living options. The bedrooms are all carpeted, inclusive of a massive master suite/retreat with a ceiling fan, white plantation shutters, endless built-in-wardrobe space and a spectacular fully-tiled and renovated ensuite bathroom with a feature barn-slider door for privacy, as well as an open shower, separate toilet and powder vanity. The fully-tiled main family bathroom has also been cleverly revamped to include a mounted rain shower, oval bath and access out to a private side deck for easy access to the backyard, where you will discover lush green lawn, a huge pitched patio for covered outdoor entertaining and a sparkling below-ground swimming pool – with adjacent decking and a gazebo/day-bed for relaxing and unwinding on. There is even an external barbecue off the games room, as well as a Bali-inspired gazebo with a day-bed, overlooking the pool. All you need is to choose your favourite drink and you're all set. Walk to the fantastic Lot One Kitchen around the corner, also embracing the fact that pristine Ern Halliday Recreation Camp bushland can be found in one direction and the beautiful Whitfords Nodes Park (separating Hillarys Boat Harbour from the Hillarys Animal Exercise Beach) in the other. The likes of pristine swimming beaches, the site of the new Hillarys Beach Club, Hillarys Yacht Club, trendy cafes and restaurants along the marina, shopping, top schools (including Sacred Heart College) and so much more are all only a matter of minutes away in their own right. Now this is what you call coastal comfort and convenience at its very best! Other features include, but are not limited to:

- Built-in robes to the other bedrooms
- Fully-tiled and renovated laundry with ample storage and stylish light fittings
- Separate 2nd toilet, off the laundry
- Heater and built-in bar/preparation bench to the back patio
- Alfresco café blinds
- Easy-care timber-look floors
- Split-system air-conditioning to the main living space and bedrooms
- Integrated audio ceiling speakers
- Down lights
- Gas hot-water system
- Double lock-up garage with a covered storage area, plus internal shopper's entry
- Side tool shed
- Artificial low-maintenance front turf
- Easy-care gardens

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Call Jonny Georgy on 0434 943 535