

8 Scott Place, Hillarys, WA 6025

EDISON McGRATH

House For Sale

Friday, 17 May 2024

8 Scott Place, Hillarys, WA 6025

Bedrooms: 4

Bathrooms: 3

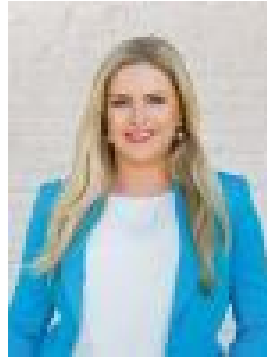
Parkings: 4

Area: 688 m2

Type: House



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Rachel Winning
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All Offers By 28th May 2024, 12pm

All offers will be presented on Tuesday 28th May 2024 at 12pm (the seller reserves the right to accept an offer prior to this date)

The Opportunity: Nestled in a peaceful enclave of Hillarys, 8 Scott Place offers privacy, a multitude of versatile living and entertaining spaces, and treetop views with abundant natural light throughout the upper level living. Set on an elevated 688sqm green title block, its prime location places it within walking distance of green spaces such as Scott Park and Mawson Park, local schools, and just a short drive from Hillary's Boat Harbour and Westfield Whitford City, ensuring convenience is always at your fingertips. The hub of the home is the spacious and light-filled kitchen and dining zone, designed for social cooking and equipped with quality appliances. This space flows seamlessly through French doors to an expansive alfresco area with a paved hardstand, landscaped hedging, large artificial lawn area and an established frangipani tree, serving as the perfect year-round entertainment space. At the front of the property, the cosy living room features a fireplace that opens onto a generous decked balcony overlooking the peaceful street. The home's flexible two-level layout includes four bedrooms, with an additional home office or fifth bedroom if required. The downstairs bedroom and living area with bathroom access serves as a private guest suite. Additional comforts include ducted reverse cycle and split system air conditioning, a large double garage, and ample storage solutions. With its elevated position, thoughtful landscaping, and generous living spaces, 8 Scott Place boasts quality construction in a family-friendly community. Whether you're entertaining guests, taking a stroll through the host of parks, or enjoying a quiet evening by the fire, this residence offers a unique lifestyle opportunity in a fabulous location.

The Features:

- 688sqm green title block
- Open plan kitchen and dining opening to undercover alfresco through French doors
- Kitchen with skylight, overhead and under bench cabinetry, pantry and wrap around breakfast bench
- 900m Miele gas cooktop, Miele electric oven, Miele microwave and Bosch dishwasher
- Undercover alfresco and paved hardstand with large artificial lawn area
- Living room with fireplace and access to balcony through sliding doors
- Bedroom 1 with ensuite, mirrored double robe and plantation shutters
- Bedrooms 2 & 3 with built-in robes
- Office/Bedroom 5 with access to alfresco
- Main bathroom with full height tiling, rainwater showerhead and separate bath
- Separate toilet upstairs
- Guest suite downstairs combining living area, bedroom 4 and bathroom
- Ducted reverse cycle and split system air conditioning
- Double garage with shoppers entry to guest suite
- Additional parking available in front of garage
- Side access to rear

The Lifestyle:

- 50m Scott Park
- 323m Nearest Bus Stop
- 1.4km Hillarys Primary School (catchment)
- 1.9km Banks Coffee Co
- 1.9km St Mark's Anglican Community School
- 2.5km Westfield Whitford City
- 3.2km Duncraig Senior High School (catchment)
- 3.8km Sacred Heart College
- 4.0km Hillarys Boat Harbour
- 4.8km Freeway/Greenwood Train Station

The Outgoings:

- Water Rates: \$1,265.10 per annum
- Council Rates: \$2,071.33 per annum

Contact Richard Clucas TODAY for more information: P: 0400 412 824E: richard@edisonmcgrath.com.au

Disclaimer - Whilst every care has been taken in the preparation of this advertisement, prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. The sellers or the agent hold no responsibility for inaccuracies within this advertisement.