

# 9 Hurford Place, Augusta, WA 6290

## House For Sale

Saturday, 27 April 2024

9 Hurford Place, Augusta, WA 6290

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 700 m2

Type: House



Sharon Howard  
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## Offers Over \$1.349M

HOME OPEN SAT 1st June 11:00-11:30am. A substantial home on a 700m<sup>2</sup> block situated near the top of Hurford Place, a very quiet cul-de-sac at the northern end of town, which commands sensational water views of the Hardy Inlet. This large home has enough breathing space to accommodate a large family and friends with loads of privacy. So be prepared to be impressed from the moment you enter this 3 level, 4 bed 3 bath plus study residence which offers you stylish living both inside and out. You are greeted by fabulous timber flooring, a breathtaking floorplan comprising of a spacious open plan living, dining and spacious new kitchen. The kitchen is an entertainers delight and is ideally located to service the north and east facing alfresco deck which is protected so you can enjoy the views all year round. Superb river views can be seen from all of these areas with the added comfort of woodfire heating and R/C A/C. Also on this level there are 3 spacious bedrooms, the master has a walk in robe and a ensuite, another spacious bathroom and laundry. Upstairs is where all the action is with an open living and bunkroom, a separate bedroom or office with great water views, plus a games area which the adults will love not to mention the kids too. On the lower level there is a large fifth bedroom, complete with a generous open plan ensuite, a separate toilet and 2 garages which are large enough for vehicles, storage and workshop space. For those that have a caravan, boat, or extra toys there is ample parking down the side of the house. The home has been meticulously maintained by the current owners and with low-maintenance gardens you will have plenty of time to indulge your days in this beautiful seaside town of Augusta. Features of the home are too numerous to list, so I suggest you make an appointment to view this home very soon. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Downsouth (WA) Pty Ltd ACN 125 383 628