

# Address available on request, Hilton, WA 6163



## Sold House

Wednesday, 18 October 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 455 m2**

**Type: House**



Gail Harvey  
0401694253

**\$700,000**

Nestled at the end of a private driveway, this rustic, well designed three-bedroom, two-bathroom home offers a secure, peaceful lifestyle amidst lush leafy surrounds in highly sought after Hilton Park. Enjoy a pleasant outlook from the open plan layout to covered, outdoor entertaining whilst cooking up a storm in the functional, centrally located kitchen with new oven, gas-top, W.I.P. and loads of bench space. The three generous sized bedrooms provide a separate sanctuary for rest and relaxation. The master bedroom incorporates an ensuite and W.I.R. and the main bathroom has a bath, shower recess and vanity. Warm in winter and cool in summer there are many nooks and crannies to chill out and be creative in throughout the seasons. Plenty of outdoor space for the kids....let them loose to ride their bikes, build cubby houses, play some cricket or throw hoops. Conveniently located 10 minutes from Fremantle Port City and an easy stroll to Hilton Primary School, Griffiths Park, shopping outlets and iconic Mumma Bee Cafe, it's no surprise Hilton is on everybody's wish list. Come and see for yourself. 42A Nicholas Crescent is an opportunity not to be missed! Please phone Gail Harvey for details. Features: Three bedrooms and two bathrooms. Main bedroom with ensuite and W.I.R. Open plan living, kitchen and dining. Loungeroom. Main bathroom with bath and shower recess. Outdoor entertaining. Laundry. Toilet. Secure garage. Secure storeroom. B.I.R's in bedrooms. 3 Split systems R/C air conditioning. Council Rates: \$2,204.00 per annum (Approx.) 2023-2024. Water Rates: \$1,218.00 per annum (Approx.) 2022-2023. Lot size: 455m<sup>2</sup>. The property is tenanted until March, 2024. The owner will allow a break lease without penalty should the tenants find another property to lease.