

**11 Ashdown Way, Hilbert, WA 6112**



**House For Sale**

Wednesday, 10 July 2024

**11 Ashdown Way, Hilbert, WA 6112**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 250 m2**

**Type: House**



Ashleigh Watkins  
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**From \$549,000**

Welcome to 11 Ashdown Way, Hilbert. A delightful 3-bedroom, 2-bathroom home nestled in the highly sought-after Sienna Woods Estate. Built in 2016, this modern property offers a perfect blend of style, convenience, and low-maintenance living, making it an ideal choice for first-time homebuyers or savvy investors.

**Key Features:**

- \* **Modern Open Plan Living:** Built in 2016, this home boasts contemporary design, ensuring a stylish and comfortable living environment. The modern kitchen features sleek cabinetry, quality appliances, and ample counter space, making it a joy to cook and entertain.
- \* **3 Bedrooms & 2 Bathrooms:** Each bedroom is generously sized, providing ample space for rest and relaxation. The large master bedroom includes an ensuite bathroom, offering a private retreat for homeowners. The additional two bedrooms share a well-appointed family bathroom.
- \* **Low Maintenance:** With a 250sqm land parcel and just under 150sqm of living space under the main roof, this property is designed for easy living. The low-maintenance yard means you can spend more time enjoying your home and less time on upkeep.
- \* **Sought-After Location:** Located in the desirable Sienna Woods Estate, this property is perfectly positioned close to local amenities. Enjoy the convenience of nearby parks and a proposed new primary school just down the road, making it an excellent choice for families. With the area continuing to grow, this is a great long term investment.
- \* **Secure Investment:** Currently tenanted at \$500 per week until April 2025, this property offers a solid rental income, providing immediate returns for investors. The long-term tenancy ensures a stable and secure investment opportunity.
- \* **Ideal for All Buyers:** Whether you're starting your homeownership journey, downsizing or looking to expand your investment portfolio, this property caters to all needs. Its modern design, low maintenance, and prime location make it a versatile and attractive option.

Don't miss out on securing this fantastic property in a prime location. 11 Ashdown Way, Hilbert, offers everything you need for modern, comfortable living with the added benefit of being a secure investment.

**WHATS CLOSE:** 300m - Shipwreck Park 400m - Proposed New Primary School 1.0km - Dinosaur Park 2.3km - Tonkin Highway 15.1km - Cockburn Central

**IMPORTANT INFORMATION:**

- :Council Rates: \$2300 Per Year
- Water Rates: \$1130 Per Year
- Current Rent: \$500 Per Week (Until April 2025)

Floor Plan: See Photos