

**12 Hillegine Court, Gosnells, WA 6110**



**House For Sale**

Monday, 1 July 2024

12 Hillegine Court, Gosnells, WA 6110

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 730 m2**

**Type: House**



Simon Oeij

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## Mid \$600k's

**CUL-DE-SAC LOCATION** Don't miss out on a great opportunity to purchase this well sought after family sized home in a cul-de-sac location with bonus future potential on a large 730sqm R20/30 zoned block. Nestled within walking distance to the Canning River and John Okey Davis Park you will be provided with convenience and tranquillity in a local hidden gem of Gosnells. **DINING AND LIVING** A traditional designed home with the carpeted lounge at the front slightly separated from the tiled living and meals where everyday living is around the kitchen and outdoor patio. Well positioned kitchen with gas cooking and updated electric oven, overlooking the huge rear yard and patio natural light luminates the room. All living areas are serviced by ducted evaporative cooling and the home is freshly painted throughout. With two suitable living spaces find a purpose for each area within your family. **BEDROOMS AND BATHROOMS** Generous sized bedrooms and main bathroom with full sized bath tub allow all ages to shower and get ready for the day. The master bedroom includes a full sized walk in robe and separate ensuite bathroom that includes a toilet, shower and vanity at the rear of the home. A real drawcard for investors or owner occupiers with four freshly painted rooms the possibilities are numerous. **LOCATION** With so much rear yard space available this blank canvas allows for your dream yard. Suggestions include a shed, pool, granny flat or even a sub-division pending approval, real estate is about purchasing land and this property has plenty available. Positioned perfectly within a cul-de-sac and in one of Gosnells most sought after areas you will sit comfortably nearby to many of Perth's eastern suburbs desired destinations. The state of the art Champion Lakes Regatta Centre (8km) is a hive of activity for many sporting events and one of Perth's largest shopping centres Westfield Carousel (9km) is a short drive away. With various options for parks, shops and public transport nearby easy access to Tonkin and Albany Highway will ensure you are connected well through the variety of road networks. A quick google map search will show that you are spoilt for choice in this well sort after area.- 730sqm- Ducted Evaporative Air-Conditioning- Freshly Painted Throughout- Gas Cooking- Tiled Living Room- Large Patio- Public Transport, Shops and Parks Nearby- South Metro TAFE (4km)- Canning Rive (500m)- Seaforth Train Station (4km)- Champion Lakes Regatta Centre (8km)- Westfield Carousel (9km) Please contact Simon Oeij on 0402901367 for more information, a viewing or to make an offer.