

**14 Marara St, Hilbert, WA 6112**

**House For Sale**

Saturday, 29 June 2024



14 Marara St, Hilbert, WA 6112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 375 m2**

**Type: House**



Ben Mathews  
0488997018



Steve Mathews  
0488997018

## Offers From \$650,000

The Mathews Team is proud to present 14 Marara Street, Hilbert – hitting the market for the first time since its construction in 2018. This modern home offers everything you need, eliminating the 12-18 month wait to build a new house. Featuring four spacious bedrooms, two contemporary bathrooms, a neat paved alfresco area, and a lovely grassed space for kids or pets, all on a low-maintenance 375sqm block. Let's explore what this fantastic residence has to offer below!

**INSIDE** As you step off the front porch and through the front door, you enter a welcoming entryway. To the left, past the garage, is the theatre room/formal lounge – an ideal space for family movie nights or watching sports with friends. Continuing through the home, you reach the large, light-filled open plan living area. The kitchen, the heart of the home, overlooks this space and boasts ample bench and storage space, stone countertops, and elegant pendant lighting. Large windows allow natural light to flood the living area, which seamlessly extends to the rear alfresco, creating a perfect indoor-outdoor flow. The master bedroom is thoughtfully positioned at the front of the house, offering a peaceful retreat with a spacious walk-in wardrobe and a tidy ensuite bathroom. The three additional bedrooms, main bathroom, and laundry are located at the rear left of the home. Each secondary bedroom includes built-in robes and is generously sized. The main bathroom features a bath, while the adjacent laundry showcases beautiful timber benchtops and overhead storage. This home is modern, low-maintenance, beautifully presented, and a fantastic space to live in and call your own.

**OUTSIDE** The exterior of this residence is equally impressive, featuring attractive street presence and a well-maintained front façade. A lovely established tree and mulched garden beds adorn the front yard. The backyard offers a good-sized grassed area and a nice alfresco space, perfect for barbecues and socialising. As mentioned, this area flows seamlessly from the main living space, enhancing the indoor-outdoor living experience.

**RENTAL DETAILS** This property is highly appealing to owner-occupiers and has never been rented out before. It will be vacant at settlement, allowing the new owner to move in immediately or capitalize on potential rental returns. The estimated rental income for this property is \$700 - \$750 per week however please do your own due diligence.

**LOCATION** Situated in the up-and-coming neighbourhood of Hilbert, this home is surrounded by newly constructed properties. Nearby amenities include Haynes Bar and Grill, local shopping precincts, and Armadale Shopping Centre. The property is approximately 38 kilometres from the Perth CBD, a 35-40 minute drive.

**WHAT TO DO NEXT** The Mathews Team at Rodway Group invites you to the advertised home opens. This property is expected to be highly popular, so if you're interested, please call us or send an enquiry! Make 14 Marara Street your new home – it's ready and waiting for you!

Property Code: 4384