

**2/71 Flinders Avenue, Hillarys, WA 6025**

**THE AGENCY**

**House For Sale**

Monday, 8 July 2024

2/71 Flinders Avenue, Hillarys, WA 6025

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 196 m2**

**Type: House**



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## From High \$700's

Nestled within a well-established and beautifully-presented complex that neighbours picturesque Mawson Park and its gorgeous lake, this stylishly-renovated 3 bedroom 1 bathroom brick-and-tile villa is as charming as they come and benefits from a desirable street-front position, enhancing the relaxed low-maintenance "lock-up-and-leave" lifestyle it so impressively offers. A crisply-tiled open-plan living, dining and kitchen area is where most of your casual time will be spent and boasts a ceiling fan, split-system air-conditioning, a striking feature wall, sleek dark stone bench tops, attractive glass splashbacks, a microwave nook and quality stainless-steel integrated-range-hood, gas-cooktop, Bosch oven and Fisher and Paykel dishwasher appliances. Outdoors, a delightful alfresco courtyard encourages covered entertaining off the living space and is brilliant in its privacy. Back inside, a stunning fully-tiled bathroom has also been modernised to include a rain/hose shower, a free-standing bathtub, a dark stone vanity, heat lamps and more. All three bedrooms are carpeted for comfort here, inclusive of a larger master where mirrored built-in wardrobes are complemented by a central ceiling fan. Enjoy a leisurely stroll across to the park and even bus stops from here, with Hillarys Primary School, Hillarys Shopping Centre around the corner and other splendid local reserves and nature strips all within easy walking distance, as well. In addition, the likes of St Mark's Anglican Community School, trendy cafes and restaurants, more shopping at Westfield Whitford City, the magnificent Hillarys Boat Harbour, glorious swimming beaches, the new Hillarys Beach Club, further public-transport options at Whitfords Station, the freeway and so much more are all nearby and very much within arm's reach in their own right. Coastal convenience awaits you here, in the best way possible! Other features include, but are not limited to:

- 2nd bedroom with a built-in robe
- 3rd bedroom with a BIR and built-in study desk
- Revamped laundry with decent storage, a dark stone bench top and external access to the drying courtyard
- High storage capacity throughout
- Gas bayonet
- CCTV security cameras
- Security-alarm system
- Down lights
- Security doors and screens
- Reticulation
- Established easy-care gardens
- Secure single lock-up garage with internal shopper's entry

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.