

2 Gabyon Court, Hillman, WA 6168

The logo for Elders, featuring the word "Elders" in a white, italicized serif font on a red rectangular background.

House For Sale

Monday, 8 July 2024

2 Gabyon Court, Hillman, WA 6168

Bedrooms: 3

Bathrooms: 1

Area: 881 m2

Type: House



Bernie Egan
0895914999

Offers From Mid \$500,000's

Sitting on a huge 881sqm corner block, this superb property overflows with both character and potential, with gated side access, a variety of living options, and extensive gardens that together could create the ultimate family home. Currently, the property offers three spacious bedrooms, a fully equipped semi-ensuite bathroom and a choice of living options, with a formal lounge with built-in bar, dedicated dining space, and a sizeable kitchen with meals area, plus a bonus sunroom offering secondary living, a games or activity space. Moving outside, you have a sheltered alfresco with built-in BBQ, and sweeping lawned gardens, with a hard stand for parking beyond the side entry, and two carports with roller doors from the front. Positioned just moments from the train station, this property offers total convenience, with road and bus links also readily available, along with easy access to the best Rockingham has to offer, with its outstanding shopping, dining and entertainment facilities, plus breathtaking beaches and the vibrant foreshore to explore. For the family, Hillman Primary School is located nearby, along with childcare options and TAFE, with a generous parkland set to the end of the cul-de-sac, and the local IGA a short hop away. Features of the property include:- Generously sized master bedroom, with carpet to the floor, a cooling ceiling fan and large dual walk-in robe, with semi-ensuite access to the bathroom - Two further well-spaced bedrooms, all carpeted with ceiling fans and built-in cabinetry - Central bathroom with a bath, shower enclosure and vanity, with retro tiling and a separate WC - Separate laundry with direct garden access, with a linen closet to the hallway by the bedrooms - Centrally positioned kitchen and family meals area, open by design and substantial in size, with tiled flooring, a freestanding oven and ample cabinetry, with a breakfast bar setting- Formal lounge to the front of the home, with views across the gardens, carpet to the floor and a feature exposed brick wall, with built-in bar nook, with shelving and saloon doors - Dining room with access to both the kitchen and formal lounge for a seamless flow, with soft carpet under foot - Games, activity or additional living room to the rear of the property, with a wall of windows to allow the natural light to flood in - Good sized front foyer with access to all living options, and striking feature tiling - External window shutters - Ducted air conditioning throughout - Sheltered alfresco to the side of the home, with brick paving and a built-in BBQ - Huge back yard, with extensive lawn to enjoy, and a handy shed for storage- Separate gated section of the garden to the opposite side, with raised gardens beds, and a large hardstand area with access from both the carport and side gates, plus a second garden shed - Lush green lawns to the front of the property, wrapping around the home for an inviting street appeal, with sheltered portico entry - Bore for ease of upkeep- Secure parking within two car ports, both with roller doors, and positioned either side of the property, plus gated side access Built in 1977, this delightful home overflows with both character and charm offering plenty of original features like arched entries and retro tiling to create a home filled with potential. Located perfectly within a peaceful cul-de-sac, this corner property has all the foundations in place to offer a sensational family home with its huge block size, and perfectly placed setting. Contact Bernie today on 0433 707 633 to arrange your viewing. The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk-through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property. Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.