

33 Huggins Rd, Thornlie, WA, 6108

CENTURY 21

House For Sale

Friday, 16 August 2024

33 Huggins Rd, Thornlie, WA, 6108

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

A PERFECT BLEND OF FUN AND FUNCTION

Nestled in a welcoming in a quiet Thornlie pocket, this exciting 3-bedroom, 1-bathroom home offers a delightful blend of modern style and laid-back charm. With its fresh, contemporary feel and thoughtful design, this beautifully presented home offers relaxed, easy-care living.

For those who appreciate energy efficiency and modern comforts, the home has been thoughtfully upgraded. Recently replaced windows feature laminated panes and Low-E glass, enhancing both energy and noise efficiency. The roof is equipped with R5 Insulation batts, contributing to the home's excellent heating and cooling efficiency. Reverse cycle air conditioning with zone control ensures year-round comfort tailored to your needs.

From the moment you enter, you'll be welcomed by the warmth of a cosy lounge room, where the soft crackle of a tiled wood fire sets the mood over the cooler months of the year. The contemporary wood-look floors within this space add a fresh, stylish touch that flows through to the bedrooms, creating a cohesive and inviting home. The heart of the home? A bright and airy open-plan kitchen and dining area that's perfect for family meals or casual catch-ups. Easy-to-clean floor tiles make the space as practical as it is pleasing.

The master bedroom offers a unique, open wardrobe with hanging rails, shelving, and drawers—plenty of room to keep your wardrobe organised. Bedrooms 2 and 3 are just as comfortable, with freestanding robes that are ready to stay with the property, ensuring you have storage space from day one. And when it's time to unwind, the updated bathroom, complete with modern tiling, a shower over the bath, and a good-sized vanity, offers a little slice of tranquillity.

FEATURES:

- * 3 spacious bedrooms and 1 updated bathroom
- * Good-sized lounge with cosy wood fire and modern ceiling fan
- * Contemporary wood-look floors throughout the lounge and bedrooms
- * Open-plan kitchen and dining, tiled for easy upkeep
- * Ducted reverse cycle air conditioning with zone control for year-round comfort
- * Windows recently replaced with laminated panes and Low-E glass for energy and noise efficiency
- * Roof equipped with R5 Insulation batts for superior heating and cooling efficiency
- * Inviting below-ground pool with a shallow splash area for young swimmers
- * Enclosed patio for all-weather outdoor living and entertaining
- * Solar hot water system with electric booster
- * Single carport with roller door and 15A outlet for E.V. charging or caravan use
- * Large, freestanding shed with drive-through access on a concrete driveway

The outdoor space is designed for fun and relaxation. Imagine spending summer days in the inviting below-ground pool, with a shallow area that's perfect for little ones learning to make a splash under supervision. The enclosed patio stretches the full length of the home's rear, providing a protected spot for outdoor dining or just soaking up the outdoor fun. The carport is equipped with a 15A outlet, perfect for E.V. charging or powering a caravan. And for those with a love of outdoor projects or who need extra storage, the freestanding shed with drive-through access is a real bonus.

The location enhances the appeal of this fantastic property. You're within walking distance of Thornlie Primary School—no more school-run stress! Local shops, including Thornlie Square, are just around the corner, and with Thornlie Leisure World close by, staying active has never been easier. Enjoy nearby parks along the river reserve, offering picturesque walking paths, or head to Thornlie Park with its new playground. In the summer, this area comes alive with food trucks set up for festivals on Friday nights, organised by the local council. Plus, with quick access to Roe and Albany Highways and the nearby retail precincts of Cannington, Maddington, and Kenwick, you'll never be far from anything you need. Whether you're a first-time buyer, an investor, or a growing family, this property is ready to welcome you with open arms

For more information and inspection times contact:

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PROPERTY INFORMATION

Council Rates: \$481.25 per qtr

Water Rates: \$285.13 per qtr

Block Size: 723 sqm

Living Area: 100 sqm approx.

Zoning: R17.5

Build Year: 1977

Dwelling Type: House

Floor Plan: Not Available

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