

50 Hillwater Promenade, Bennett Springs, WA, 6063 

House For Sale

Wednesday, 14 August 2024

50 Hillwater Promenade, Bennett Springs, WA, 6063

Bedrooms: 4

Bathrooms: 3

Parkings: 8

Type: House



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Huge Home with Extra Living Areas, 3 Bathrooms and Massive Backyard!

Welcome to this well-designed and modern four-bedroom, three-bathroom home. Situated on a massive 534 square meters block, and enjoying over 200 square metres of internal floor space, this home is an example of space, style and convenience, all rolled in to one. Sitting in a cozy pocket of Bennett Springs - nearby parks and schools - this home presents premium features throughout; including a double-car garage, large main living area, play/rumpus room, and activity nook/study area. Come and take a look today - are you ready for your new home?

Property Highlights Include:

- Four-bedroom, three-bathroom home built in 2003
- Total lot size of approximately 534 square metres
- Approximate floor space of 217 square metres
- Huge front area with double garage and car parking for 4 cars to driveway
- Plenty of storage with a built in robes throughout!
- Evaporative air conditioning to keep the home cool
- Play/rumpus room to front of the home for the kids
- Three bathrooms; including built in bath and spa bath!
- Wide kitchen area, completed with shopper's entry and built-in pantry
- Massive rear courtyard area with undercover patio!

Investor Summary:

- This property is currently leased on a fixed term basis until September 2024 for \$580 per week
- Market rent for 50 Hillwater Promenade is approximately \$800 per week
- Based on a purchase price of \$800,000 and market rent, the estimated rental yield for this property is 5.21%
- HouseSmart Real Estate is highly active in Bennett Springs and the surrounding areas - with an office in nearby Altona Park shops - and can assist with high-quality property management services from settlement and beyond!

Coming up to the home, you will notice the masses of space that the front of the home has. With a side gate, front lawn area, and wrap-around driveway, this home has so many great features from the very front. If you have guests over, multiple cars, or a caravan/trailer to park, then this home is for you! The double garage provides secure overnight parking, and also has a shopper's entry into the home so you can easily bring your groceries in. Walking through the front doors, you will notice the beautiful wooden design that these doors have, which create a welcoming ambience for your guests.

To the home interior, there are lots of wonderful living spaces to enjoy. Near the main door, you will find the playroom/rumpus room, which gives a great area for your kids to run around in without causing mess to the main living area. Alternatively, this spot would be a great study or music room. Nearby, the main living area presents a large, open space, which is set apart from the rest of the space with a purposefully designed lower ceiling and downlights. This helps add to the relaxing design of the room, as does the evaporative air conditioning - which is present throughout the whole house!

The kitchen area is open-plan to the living and dining area, and has a C-shape with a bench looking out over the nearby dining area. This also gives a nice view out to the backyard area, through the sliding doors in the dining room. The kitchen itself has plenty of room, and is set up with many desirable features, including a wide bench top, double stainless steel sink, gas hotplates, drawer and cupboard space, built-in oven, and built-in pantry for all your goods. What meal will you cook first in your new home?

The master bedroom is luxurious with a private ensuite bathroom, large built in robe with mirror sliding doors, multiple power points, and two large window with blinds to control privacy and natural lighting. The adjoining ensuite bathroom has the luxury of a shower plus spa bath to compliment your morning routine.

The remaining in the home both have built in robes which showcase sliding mirror doors, and well placed windows for

natural lighting. There are not one but two other bathrooms for everyone to share; one which has a built in shower and the other a shower plus bathtub! Near these bedrooms you have a separate little space which is perfect for a small study area or activity place; alternatively as a storage area. There is an air conditioner outlet here for a nice breeze.

The backyard is spacious, completed with brick paving and ready for you to put down some potplants or an outdoor lounge. Open up the sliding doors in the living room to make this whole outdoor space prime for entertaining and relaxing. The space wraps around the side of the home - perfect for pets and activity!

This home is located right by Fairywren Park in the south-east side of Bennett Springs, moments away from Bennett Springs Shopping Centre, and quick transport routes along Reid Highway and Altone Road. With beautiful internal features and loads of indoor and outdoor space to enjoy, this home presents a comfortable and convenient lifestyle just waiting for you to make that next move. Come and take a look today!