

# 94 Hickman Rd, Silver Sands, WA, 6210



## House For Sale

Saturday, 17 August 2024

94 Hickman Rd, Silver Sands, WA, 6210

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Kent Murphy  
0895864000

## Coastal Charm in Silver Sands

Absolutely immaculate and loved property in the ever sought after suburb of Silver Sands. Sitting on 583sqm block is a lovely renovated 3 bedroom, 1 bathroom home with Florentine brick to the front facade and rendered limestone to the rear. If you have toys that is no problem the garage has drive through access straight to the fully lined 6m x 6m workshop, also with a good size nook for a games area for the kids. So technically you could have secure parking for up to 3 cars as well. The position is perfect being just a short stroll to the beautiful beaches and not far from the Marinas and cafes. Features of the Home: Spacious front living area with a reverse cycle split system air con & ceiling fan. Gorgeous kitchen with quality finishes with a servery to the games area making entertaining a breeze. Separate area for your fridge and pantry keeping your kitchen decluttered. This area could easily be made into a scullery. Great size indoor entertaining area with double glass doors that can be shut off to the rest of the house. Sliding door access to outdoor areas, built in corner bar and feature skylights & exposed beams. Master bedroom is a good size complete with a reverse cycle split system air con & a double door sliding robe. Main bathroom is bright and white with lovely floor tiling Laundry is a great size, separate toilet, new cupboards with loads of storage Outdoors of the home is a delight with well maintained lawn and garden areas as well as a lovely paved entertaining area, perfect for you to enjoy time your family and friends.

Council Rates - Approx. \$2,100 p/a

Water Rates - Approx. \$1,489 p/a