

Proposed Lot 2/2A Instone Street, Hilton, WA 6163



House For Sale

Wednesday, 8 November 2023

Proposed Lot 2/2A Instone Street, Hilton, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 386 m2

Type: House



Lauri Curtain



Emma Orchard

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Please Call For Price Guide

This brand new, never been lived in, bespoke residence is an exceptional property redefining modern living with an impeccable design and luxurious quality finishes. Recently completed by a local a local builder with a solar passive floorplan, and thoughtful consideration to outdoor connectivity and green space, this stunning home delivers a totally functional and comfortable lifestyle that exudes sophistication. Quietly positioned at the end of a long driveway behind timber screening and a beautiful gardens, step inside the home and be impressed by the high raked ceilings, expansive windows and louvers infusing the space with natural light, ensuring an airy atmosphere year-round. Polished concrete floors exude unmatched beauty and the built-in wall cabinetry completes and defines the living space. The kitchen is a culinary delight with a long island bench, stone benchtops, induction cooktop and Blackbutt veneer cabinetry. On the lower level are two well-appointed carpeted bedrooms with dual windows including louvres, built-in robes and ceiling fans. The floor to ceiling tiled family bathroom has a large vanity cabinet, shower, deep bath and wc. Discreetly tucked away is the laundry with a separate power room. Upstairs is the carpeted primary bedroom with a large built-in robe, ensuite, vaulted ceilings and northern window framing tranquil views of the borrowed landscaped creating a peaceful space to rest and relax. Western louvers provide cross ventilation above the long window seat with storage drawers, an ideal spot to read your favourite book whilst enjoying views over the the garden. The fourth bedroom with vaulted ceilings and two velux windows is a flexible space that can easily be utilised as a second living space, study or guest room. Outside, the property reveals a meticulously landscaped north-facing garden area with lush green grass, mature established tree, terraced limestone garden, and dark wooden panels surrounding the space, creating a tranquil oasis that complements the natural surroundings. A servery window from the kitchen and built-in storage cabinet, make outdoor living and dining a breeze, in the patio area, accessed through a wall of glass sliding doors. Surrounded by low-maintenance reticulated landscaped gardens and overlooking the lawn creating a wonderful space to watch children and pets play. There is a gabled single carport plus shed and the home is equipped with wiring ready to accommodate both PV and EV, ensuring a future-ready and environmentally conscious lifestyle. This move in ready home is positioned in a tree lined street amongst friendly neighbours within the Hilton Garden Suburb Heritage Precinct and is just a short distance to parks, schools, shops, transport, Fremantle and the beach. - Newly built, never occupied- Open plan living plus 4th bedroom or separate living space- 3 Bedrooms, 2 bathrooms, 3 wc's- Bespoke built in cabinetry - Polished concrete floors- Sophisticated fixtures and fittings - Three linen cupboards- Ducted reverse cycle air-conditioning - Louvered windows- Landscaped reticulated gardens- Garden shed- Single carport and car space- Rear 386sqm Survey-Strata lot plus 82sqm common property driveway (No strata fees / No strata company)