

Sold



72 Hawker Avenue, Warwick



## Your Dream Home Awaits

Welcome to 72 Hawker Avenue....

The obvious

- 4 bedrooms, 2 bathrooms, spacious open plan kitchen family meals, home theatre, and timber floors.
- Situated on a 706sqm block in a convenient and picturesque suburb.
- Close to parks, schools, transport, and the amenity-filled Warwick Grove Shopping Centre.
- Fully renovated kitchen, quality carpets, and stunning spotted gum timber floors.
- Enjoy outdoor entertaining with a water feature and lush, reticulated backyard.
- Ducted multizone reverse cycle air conditioning for year-round comfort.
- Solar panels for energy efficiency and cost savings.
- Security roller shutters and modern security system for peace of mind.

🛏 4 🚿 2 📏 706 m2

**Price** SOLD for \$785,000

**Property Type** Residential

**Property ID** 29190

**Land Area** 706 m2

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

- Double garage/workshop with backyard access and shoppers' entrance.

Discover the perfect fusion of character and contemporary living in this stunning 4-bedroom, 2-bathroom home, boasting an abundance of space and modern amenities. Nestled on a generous 706sqm block in the heart of Warwick, one of Perth's most convenient and sought-after suburbs, this property offers the ideal setting for families and discerning buyers alike.

Step inside and be captivated by the beautifully renovated interior, featuring a new kitchen adorned with Caesarstone benchtops, high-quality appliances, and ample storage space. The home exudes warmth and charm with its gorgeous spotted gum timber floors and the cozy home theatre complete with a gas log fireplace, making it the perfect space to unwind and relax.

The cleverly designed floor plan effortlessly connects the living areas, including the open-plan kitchen family meals area, creating a seamless flow for entertaining and family gatherings. Sliding doors lead you to the inviting outdoor entertaining space, featuring a tranquil water feature and fully reticulated backyard, an idyllic spot for hosting summer barbecues or simply enjoying the outdoors with loved ones.

The master bedroom offers a private retreat, complemented by an ensuite and walk-in robe, while the additional bedrooms provide ample space for the whole family. Throughout the home, enjoy the comfort of ducted multizone reverse cycle air conditioning, ensuring year-round comfort regardless of the season.

Aside from the delightful features within, this property's location is unbeatable. It's just a stone's throw away from the scenic Hawker Park, providing a perfect playground for kids and pets. Also, take advantage of its close proximity to Warwick Grove Shopping Centre, schools, public transport, and the Warwick Train Station for your everyday convenience.

Don't miss out on the opportunity to own this exceptional property in the heart of Warwick. Call Caroline Turner on 0404 332 689 to schedule your private inspection today! With its fantastic features, superb renovations, and prime location, this home checks all the boxes for your dream lifestyle. Make it yours today!

#### What we love

- Fully renovated kitchen with high-quality appliances and Caesarstone benchtops.
- Abundance of bench and cupboard space, large pantry, and expansive linen cupboard.
- Spacious master bedroom with ensuite and walk-in robe.
- Good-sized minor bedrooms with built-in robes.
- Separate living areas providing versatility and ample space.
- Auto reticulation system for easy garden maintenance.

- Gas instantaneous hot water system for convenience.
- Laundry with large storage cupboard.
- Storage shed and rainwater tank for eco-conscious living.
- Beautifully green grassed area for kids and pets to play.
- Less than 1 km to the Warwick Train Station.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*