Delightful Living in Every Detail!

This charming and beautifully-presented 3 bedroom 2 bathroom brick-and-tile villa is as solid as they come and represents a fantastic opportunity for those seeking low-maintenance “lock-up-and-leave” living, so close to the coast.

The potential to add your own personal modern touches here should not be underestimated either, with a practical floor plan promising so much immediate potential.

A carpeted open-plan lounge and dining area makes an instant first impression the moment you step foot inside and can be configured any which way you like, with even a study or office-style setup being a distinct possibility.

The central kitchen is tiled and plays host to a gas cooktop and a separate stainless-steel oven, with a storage pantry and microwave nook accompanied by decent built-in cupboard space. On the other side of it, a carpeted second living room is graced by split-system air-conditioning for climate control.

All three bedrooms are carpeted for comfort, inclusive of a larger master suite where split-system air-conditioning and a walk-in wardrobe are complemented by a private ensuite bathroom with a toilet, vanity and shower.

The main bathroom plays host to a separate shower and bathtub, ensuring everybody's individual needs are more than catered for. There is even a

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Price	SOLD for $705,000
Property Type	Residential
Property ID	30742

Agent Details

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separate laundry, with external access for drying.

At the rear, a paved entertaining courtyard doubles as a drying area with a clothesline and captures those sensual sea breezes filtering across from the west.

This terrific complex of only eight residences is also an ideal place for investors to add to their portfolio and sits only a hop, skip or jump around the corner to bus stops, St Mark's Anglican Community School, everything that Westfield Whitford City Shopping Centre has to offer, restaurants and medical facilities, as well as picturesque local parklands such as James Cook Park and the stunning lakeside Mawson Park nearby.

The likes of glorious swimming beaches, Hillarys Boat Harbour and the new Hillarys Beach Club, Duncraig Senior High School, Sacred Heart College, Hillarys Primary School, cafes, more shopping at Hillarys Shopping Centre, additional public transport at Whitfords Station and even the freeway are all nestled only a matter of minutes away in their own right, for living convenience. Now this is a home that is very easy to enjoy!

Other features include, but are not limited to:

- Recessed ceiling and a storage cupboard to the front lounge room
- Courtyard access from the second living room
- 2nd/3rd bedrooms with built-in robes
- Separate 2nd toilet, off the laundry
- Skirting boards
- Gutters and downpipes have all recently been repainted
- Well maintained property with owner attending to all requested maintenance items
- Security-door entrance
- Easy-care gardens
- Single lock-up garage
- Built in 1997 (approx.)
- Strata Fees – $339/per quarter

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