

Sold

5A Nash Street, Hillarys



## A Prime Location For Pristine Living!

Perfectly poised between two lush green parks and barely three years young, this stunning 3 bedroom 2 bathroom street-front beauty blends fresh, contemporary design with an unbeatable setting, giving you the best of both worlds – tranquil nature on your doorstep and sleek, modern living inside.

This dream down-sizer welcomes you inside via a breezy downstairs open-plan dining, kitchen and living area – where most of your casual time will undoubtedly be spent. The kitchen itself oozes class in the form of sparkling stone bench tops, a breakfast bar, attractive tiled splashbacks, a Haier dishwasher, an integrated range hood, a gas cooktop, an under-bench oven, a double-door storage pantry and so much more.

Outdoor access from here is rather seamless and reveals a delightful covered alfresco-entertaining courtyard with a ceiling fan, lots of paving and a snapshot of the surrounding leafiness. Back inside, a powder room and a separate laundry – with stone counter tops, over-head and under-bench storage cupboards and access to its own private drying courtyard – complete the lower level.

Upstairs, adjacent to a study nook sits a versatile theatre room that can easily be converted into a fourth bedroom or a full home office, depending on your personal needs. The spacious master suite is the obvious pick of the upper-level bedrooms with its fitted walk-in wardrobe, extra hanging/accessory space and light-filled fully-tiled ensuite bathroom –

3 2 2

**Price** SOLD for \$1,230,000

**Property Type** Residential

**Property ID** 31431

### Agent Details

Adam Whitford - 0406 616 608

Ken Yan - 0488 886 698

### Office Details

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

**XCEED**   
**REAL ESTATE**

shower, toilet, twin “his and hers” stone vanities and all.

Both spare bedrooms have full-height mirrored built-in robes and are serviced by a well-appointed – and fully-tiled – main family bathroom that is light, bright and boasts a shower, a separate bathtub and a stone-vanity basin to keep with theme.

Perched in a tranquil looped pocket of Hillarys and footsteps from medical facilities, a small local park across the road, the sprawling James Cook Park at the end of the street and Westfield Whitford City Shopping Centre around the corner, there is a sublime sense of living convenience attached to this stylish property.

Other verdant neighbourhood parks and reserves – including picturesque Mawson Park – are also only walking distance away, along with a series of bus stops and even St Mark's Anglican Community School. Within minutes, the likes of Hillarys Primary School, Hillarys Shopping Centre, Sacred Heart College, trendy cafes and restaurants, the lively Sorrento Quay, magnificent Hillarys Boat Harbour, the new Hillarys Beach Club, glorious swimming beaches, train stations and the freeway can also be accessed with relative ease.

Why wait to build when you can step straight into perfection? Low-maintenance lock-up-and-leave living of the highest order beckons!

Other features include, but are not limited to:

- Tiled main living zone
- Carpeted theatre room and bedrooms – all upstairs
- Separate upstairs 3rd toilet
- Full-height double-sliding-door linen press upstairs
- Ducted and zoned reverse-cycle air-conditioning
- White plantation window shutters
- Down lights
- Skirting boards
- External power points
- Low-maintenance gardens
- Double lock-up garage
- One of only four townhouses in the complex
- 173sqm (approx.) land size
- Built in 2022 (approx.)

*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.*