



Discover Modern Loft-Style Living in the Heart of Hillarys

LAST CHANCE!!! 3 SOLD AND 1 REMAINING

Seize this rare opportunity to secure an architecturally designed residence in the heart of Hillarys - one of Perth's most sought-after coastal suburbs. Just minutes from the pristine Whitfords Beach, Hillarys Boat Harbour, and Whitfords City Shopping Centre, this prime location offers the best of lock & leave, coastal lifestyle and convenience.

Perfectly positioned within walking distance to parks, top-rated schools, and public transport, this low-maintenance home is an ideal choice for busy professionals, downsizers, small families, or savvy investors.

41 Cook Avenue isn't just a home. It's a coastal retreat that blends tranquillity with a vibrant community. Whether you crave a peaceful sanctuary or the excitement of beachside living, you'll find it all here.

Crafted by Trio Homes, a renowned Perth boutique builder, this exclusive modern 2.5 storey loft-style 4-bedroom, 2-bathroom seamlessly blends style, functionality, and innovation to create an unparalleled living experience. The home boasts high-end finishes and luxurious details that set it apart. Expansive windows, sleek lines, and open-plan living spaces create a seamless flow of natural light, while thoughtfully designed indoor-outdoor integration offers a private alfresco retreat—perfect for entertaining or unwinding under the coastal sky.

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Price	From \$1.1 mil
Property Type	Residential
Property ID	31520
Land Area	147 m2
Floor Area	187 m2

Agent Details

Janet Yeap - 0452 018 118

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
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Inside, elegance meets functionality with soaring ceilings, designer kitchens fitted with premium appliances, and spa-inspired bathrooms that exude sophistication. Every detail has been meticulously curated to deliver an elevated living experience.

Each home is complemented by a thoughtfully sized land parcel, offering the perfect opportunity to design your own outdoor retreat or cultivate an urban garden tailored to your lifestyle. Land pricing varies by lot—contact us for details. The combined Home + Land package starts from \$1,100,000. No Strata Management or Common Insurance.

From \$400,000 (land) + From \$700,000 (build)

41A Cook Avenue, Hillarys - Living size 187 Sqm & Lot size 147 Sqm

41B Cook Avenue, Hillarys - Living size 215 Sqm & Lot size 134 Sqm - SOLD

41C Cook Avenue, Hillarys - Living size 207 Sqm & Lot size 130 Sqm - SOLD

41D Cook Avenue, Hillarys - Living size 175 Sqm & Lot size 158 Sqm - SOLD

SPECS YOU WILL LOVE:

- HIA Lump Sum Fixed Price Contract
- COLORBOND® custom orb steel roof, Ovolo gutters and fascia and rectangular downpipes
- Double clay brick construction
- Acrylic texture to all external wall elevations
- Loft on the top floor, perfect for guest bedroom, family or activity room!
- Study nook and powder room
- 20mm stone benchtops and island, double sink, 900mm premium Italian Artussi appliances and tiled splashback
- 20mm stone benchtops to ensuite, bathroom vanity and laundry
- Water efficient toilet suites
- 2m high tiled to shower recess and 2 rows tiles above bath
- Stylish handles, ABS edging and soft close drawers and cupboards to all cabinets
- 600 x 300mm or 600 x 600mm wall & floor ceramic tiles, laid in a horizontal pattern
- Driveway and alfresco paving
- 28-course high ceilings to ground floor and 30-course high ceilings to first floor
- Cove cornice throughout
- NBN Ready 3-point base pack
- One LED ceiling light point to per room
- Colorbond automatic sectional door with two (2) remote handsets
- Gas continuous flow hot water systems
- R4.0 insulation batts
- Flyscreen to doors and windows
- Termite treatment/ barrier system with certificate

Project set to commence soon, with completion anticipated in just 18 months! Don't miss your opportunity to own an outstanding piece of modern luxury in Hillarys. Secure your dream home today and take the first step towards the lifestyle you deserve.

For more information and documents, call Janet Yeap at 0452 018 118 or

email janet@xceedre.com.au to receive an information pack detailing the development, including detailed building specs, estimates, drawing and plans.

Disclaimer: This information is provided for general purposes only, based on details supplied by the seller, and may be subject to change. No warranty or representation is made regarding its accuracy. Interested parties should conduct their own independent inquiries before making any decisions.

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.