

13 Hillbrook Appr, Caversham, WA, 6055

House For Sale

Tuesday, 19 November 2024



13 Hillbrook Appr, Caversham, WA, 6055

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Elizabeth Good



Marcus Good

Big Home with 3 Large Bedrooms!

Built approx. 2015, Total Living Approx. 165m², Land Size Approx. 347m²

Located in the desirable suburb of Caversham. This stunning property offers a spacious and modern design with 3 large bedrooms, 2 bathrooms, and a separate theatre room.

Step inside and be greeted by the light-filled entryway, which leads to the heart of the home. The open plan living, dining, and kitchen area is perfect for entertaining or relaxing with family and friends.

The kitchen is a chef's delight with stainless steel appliances, ample storage space, and a large breakfast bar. The living area features high ceilings and large windows, creating a bright and airy atmosphere.

The spacious master bedroom is a true retreat, complete with a walk-in wardrobe and ensuite bathroom with a double vanity and large double shower. The two additional bedrooms are generously sized and feature built-in wardrobes. The second bathroom has a separate bath and shower and is located conveniently close to the bedrooms.

The theatre room is a highlight of this home, offering a dedicated space for movie nights or gaming. It's the perfect spot to unwind and escape from the stresses of everyday life.

Additional features of this property include a double garage, A/C units in all rooms and ceiling fans in all bedrooms and theatre room, double roller blinds and a laundry room with external access.

Located in the sought-after suburb of Caversham, everything is right on your doorstep.... from local parks, schools, day care, Caversham shopping centre, and public transport. Enjoy the Swan Valley and all it offers from Wineries and Restaurants and the ever popular Whiteman Park.

It's the perfect choice for those seeking a modern and convenient lifestyle.

Features Include

- Low maintenance front and rear garden
- High ceilings throughout - 31c
- Large master bedroom with ensuite, double vanity and double shower
- Further two bedrooms of a generous size with built in robes
- Well-designed spacious kitchen complete with 900mm appliances and dishwasher
- Alfresco extending out of the house with outdoor blinds that are great for things like keeping morning sun out or creating another dry area for kids in winter
- NBN and Foxtel connections
- Tinted windows in bedroom at front of the property
- Double block out blinds
- Security screens on laundry, front and rear doors
- Solar Energy – Approx 18 panel 5kw solar system to minimise living costs
- Shoppers entrance from double garage
- Short drive to Guilford and the Airport plus only 20 mins to the beach or the CBD

Tenancy in place as follows:

Current Lease in place until - 24/06/2025. Potential Break Lease.

Rent \$700 per week

Excellent tenants – Family of 4. They present the home very well.

No pets at the property.

The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.