

**170 Hillview Road, Augusta, WA, 6290**



**House For Sale**

Thursday, 28 November 2024

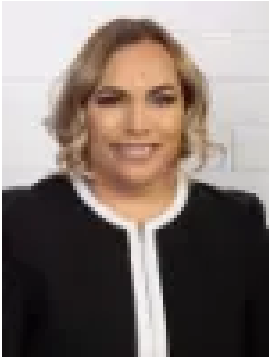
170 Hillview Road, Augusta, WA, 6290

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Belinda Chandler  
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## Invest or Settle Down: Cottage Living in Augusta

Welcome to 170 Hillview Road, Augusta - a charming cottage-style home that beautifully blends timeless character with modern convenience. Nestled in a tranquil and picturesque neighbourhood, this property offers a serene retreat for families, nature lovers, or anyone looking to embrace Augusta's relaxed lifestyle. With inviting interiors, functional spaces, and a lush outdoor sanctuary, this home is truly a place to unwind and enjoy life. Currently tenanted until 17 March 2025, it is available from \$819,000, presenting a fantastic opportunity for both investors and future homeowners.

### Property Features:

- **Spacious Living Areas and Modern Kitchen:** Step into the inviting living room, where warm wooden floors and a cosy atmosphere create the perfect space to relax or entertain. The dining area, seamlessly connected, continues the wooden flooring and offers a charming spot for family meals or gatherings. Beyond the dining room, the kitchen boasts durable tiled floors, sleek appliances, and plenty of storage, making it both stylish and practical. Designed to flow naturally, these spaces come together to form the heart of the home, blending comfort and functionality beautifully.
- **Comfortable Bedrooms:** This home offers peaceful bedrooms designed with relaxation in mind. One of the bedrooms includes ample storage for clothing and personal items, ensuring a clutter-free and organised environment. All bedrooms provide a restful retreat at the end of the day, with natural light adding to their inviting atmosphere.
- **Private Outdoor Oasis:** The beautifully landscaped backyard offers a tranquil space to escape the everyday hustle. A lush garden surrounds a paved patio area, ideal for al fresco dining, morning coffees, or simply soaking up the serenity of nature. Whether you're an avid gardener or simply enjoy outdoor relaxation, this backyard is sure to impress.
- **Functional Spaces:** A secure garage provides safe parking and extra storage for tools or recreational equipment. The home also includes a dedicated laundry area for added convenience, making household chores easier and more organised.
- **Prime Location:** Situated in a welcoming community, this home is close to parks, walking trails, and outdoor attractions, allowing you to enjoy the best of Augusta's natural beauty. Whether you prefer a quiet stroll or an active lifestyle, this location has something for everyone.

This charming home at 170 Hillview Road offers more than just a place to live - it's an opportunity to embrace comfort, style, and the beauty of Augusta. Whether you're searching for a family haven or a smart investment, this property ticks all the boxes.

Contact Belinda Chandler at 0450 053 486 to arrange a private viewing or learn more about this exceptional home.