

# 18 Hibbertia Crescent, Riverton, WA, 6148

## House For Sale

Thursday, 28 November 2024



18 Hibbertia Crescent, Riverton, WA, 6148

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## FLAWLESS FAMILY LIVING

PREMIERE VIEWING SATURDAY 30th NOVEMBER 11:00AM - 11:45AM

Discover the perfect fusion of functional family living and convenience in this north-facing 4-bedroom home, complete with oversized bedrooms, secure gated entry, 3-phase power, and a triple lock-up garage (with built-in storage and drive-through access).

Be inspired by an open plan kitchen, living, and dining space that offers reverse-cycle air conditioning and integrates seamlessly with an incredible undercover decked alfresco that together form the centrepiece of this impressive residence.

The family-sized kitchen features stone benchtops, generous storage, a commercial-grade Glem freestanding oven, Bosch dishwasher, walk-in pantry, breakfast bar, and plumbed refrigerator recess. Step outside to find a breathtaking outdoor entertaining space complete with your own bar and wall-mounted television, bore-reticulated gardens and lawns, a fantastic custom-built cubbyhouse, and a sparkling below-ground swimming pool.

The master suite is privately-positioned at the rear of the home and offers reverse-cycle air conditioning, dual walk-in robes, and an en suite bathroom with separate spa bath, dual shower heads, and twin vanities. At the front of the home, a separate lounge provides the ideal space for rest and relaxation. There are also three minor bedrooms (two with built-in robes), a walk-in storage space, large family laundry, and a main bathroom with dual shower heads, full-height wall tiles, and separate W/C.

Located just moments from Stockland Riverton and Riverton Leisureplex, families will also appreciate the proximity to Riverton Primary School, Lynwood Senior High School, Castledare Miniature Railway, and Canning River Regional Park's recreational spaces.

Other features and benefits you will love include:

- ducted air conditioning and two gas bayonets
- wormy chestnut timber flooring
- an instantaneous gas hot water system with individual electronic temperature controls in the kitchen and bathrooms
- LED downlights and photovoltaic panels
- security window screens and doors
- garden shed
- side pedestrian access
- additional off-street parking for up-to 4 vehicles
- security alarm system

18 Hibbertia Crescent is not just a family home .. it's a prime opportunity to create happy memories that will last a lifetime!

City of Canning | \$1,795 p/a

Water Corporation | \$1,369 p/a