

**20 Hawdon St, Stoneville, WA, 6081**

**CHRISTIE'S**  
REAL ESTATE

**House For Sale**

Tuesday, 26 November 2024

20 Hawdon St, Stoneville, WA, 6081

**Bedrooms: 4**

**Bathrooms: 1**

**Type: House**



Tim Christie  
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## SPLENDIDLY MODERN

Tastefully updated with modern luxuries this 4 bedroom plus study home in the heart of Stoneville is not to be missed. Brimming with family features the property includes open plan and private living spaces, a renovated kitchen, a family-sized pitched roof entertaining area, and large powered workshop on an accessible 2016sqm corner block.

- Well maintained 4 bedroom, 1 bathroom home
- Open plan & private living areas plus a study
- Modern kitchen with stainless steel appliances & island bench
- Split reverse cycle air conditioning & slow combustion fire
- Neutral décor & timber effect flooring
- Lengthy pitched roof entertaining area
- Vehicle accessible powered workshop with concrete floor
- 2016sqm mainly cleared corner block with gardens

A high level of presentation flows from end to end, you could simply move in and enjoy the Hills lifestyle.

Neutral décor and timber effect flooring leads into the first of two living areas; this formal space would make an ideal lounge room for a quiet family movie night and adjoins the walk-through study.

Moving through reveals the second and main living area, this airy space is well lit with numerous bright downlights and natural light streaming through the windows and glass sliding door. Neutral tones and timber effect flooring helps to consolidate what is currently a dining, lounge and kitchen into one complementary room.

The kitchen is centrally positioned between the two living rooms allowing the family chef to be close and involved whilst preparing a meal. Be pleasantly surprised at how modern and fresh this is with bright down lighting, an island bench and stainless steel appliances (including a dishwasher) mingled in with ample storage in a built-in pantry and crisp white cabinetry.

There are four bedrooms; the main bedroom is suitably larger and includes a wide built-in robe, all remaining bedrooms feature a built-in with two having fans.

The bathroom features a shower, separate bath and vanity, and a the separate w.c. is located close by.

A mix of reverse cycle air conditioning and the in-set slow combustion fire help to keep the home at a comfortable temperature year-round.

The lengthy pitched roof entertaining area adjoins the indoor living and is suitably raised to overlook the property or nearby lawn area; the concreted area extends the full length of the home.

The 2016sqm corner property includes some established gardens and cleared areas, the two-road frontage offers easy access to the large powered workshop which complemented with a nicely renovated home creates a splendid opportunity to reside in the Hills.

Contact Tim Christie to arrange a viewing.

### Disclaimer:

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