

# 35B Hillside Crescent, Maylands, WA, 6051



## House For Sale

Wednesday, 20 November 2024

35B Hillside Crescent, Maylands, WA, 6051

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



**Brock Robertson**

0892712777

## Location, Location!

Located in one of Maylands most sought after streets, this spacious Webb & Brown/Neaves built family home is sure to impress!

Situated on a 615m<sup>2</sup> block of land located alongside De Lacy Reserve this quality single storey residence boasts multiple living areas, good size bedrooms throughout, has an excellent floor plan and immaculate manicured gardens, hedges and lawns.

Very rare property, opportunity knocks!

Features include:

- Big kitchen with 900mm gas cooktop, dishwasher and walk in pantry
- Spacious open plan living area
- Large master bedroom with walk in robes and ensuite
- Stunning ensuite with full height tiling, stone benchtop and double vanity
- Large 2nd and 3rd bedrooms both with built in robes
- 4th bedroom or extra large study
- Separate theatre room
- 2nd bathroom with bath and shower
- Huge undercover alfresco area
- Neutral decor and plantation shutters throughout
- Ducted evaporative cooling system
- Separate laundry and store room
- Double carport with ample extra parking for boat or caravan
- Well established and much loved gardens, trees, hedges and lawns.
- Just metres from the Swan River, cycle path and just a few minutes' drive to the CBD
- Built in 1996 – Webb & Brown-Neaves Home
- Land size – 615 m<sup>2</sup>
- 171m<sup>2</sup> of internal living area

Council Rates: \$2,452.56 p/a

Water Rates: \$1,261.43 p/a

Location:

- De Lacy Reserve - 100m
- Swan River – 300m
- Bus stop – 400m
- Maylands golf club – 800m
- Maylands Primary school - 900m
- Coles – 1.4km
- Maylands train station 1.9km
- Perth CBD – 6.9km
- Perth airport – 13km