

**87 Calume Street, Hillman, WA 6168**

*Elders*

**House For Sale**

Monday, 6 January 2025

87 Calume Street, Hillman, WA 6168

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 703 m2**

**Type: House**



Adam Dineley  
0450217206

## Offers From \$599,000

UNDER OFFER BY ADAM DINELEY MOVE-IN READY LIVING IN A CONVENIENT AND WELL PLACED SETTING Set back from the street behind manicured lawn on a generous 703sqm\* block sits this superb 3 bedroom, 1 bathroom home. The low maintenance floorplan ensures an easy flow between the living areas, with your lounge to the front of the property, followed by your dining area and kitchen, with an additional living area, activity space or games room to the rear, while all bedrooms are spacious in their design, with the bathroom fully equipped and centrally placed for convenience. Moving outside and you have a sheltered alfresco area to entertain or relax within whilst overlooking the garden, with more lawn to the rear yard, and a mix of concrete and landscaping stone for increased appeal, while gates to the side offer drive through access and parking, with a handy shed for storage, and a huge carport to the front for the vehicles. Located in a popular setting within walking distance to both the appealing Long Park with its extensive green space and play equipment, and the local Hillman primary school, ensure this an ideal spot for relaxed family living. While all the amenities of Rockingham itself sit equally close by with plentiful shopping and dining options, the much-loved and breathtaking beaches and foreshore, and the convenient train station, with straightforward road and bus links an added benefit throughout. Features of the home include:- Generous master bedroom, with timber effect flooring, a cooling ceiling fan and an entire wall of full height robes for storage- Two further good sized bedrooms, both with timber effect flooring and one with a ceiling fan- Fully equipped bathroom with full height tiling, a corner bath and shower combined, and a vanity with overhead mirrored cabinetry- Laundry with direct garden access- Dedicated kitchen, with tiled flooring, an in-built oven, gas cooktop and rangehood, with a wraparound benchtop and ample cabinetry- Spacious lounge to the front of the home tucked behind a French door entry, with timber effect flooring and a large window overlooking the garden, plus an air conditioning unit and feature brick fireplace- Dining area continuing on from the lounge, with the same modern flooring and a servery window to the kitchen for casual access- Games room, additional living space or activity area to the rear of the home, with tiling to the floor and external roller shutters to the windows- Paved alfresco, with a gabled roof section and plenty of room to entertain, all whilst overlooking the sweeping backyard- Fully fenced garden with a combination of concrete flooring, paving and landscaping stone for a modern design, with a shed for storage and lawn to the centre- Small veggie patch with water tank- External roller shutters to some windows- Updated exterior with lush green lawn to the front and a crisp painted façade- Gated side access to the rear yard and hard stand- Sheltered carport to the side of the home for parking multiple vehicles, with an extended and widened driveway Built in 1973, this fantastic property offers a contemporary feel to the interior, whilst retaining the charm of its original build with high ceilings and decorative cornicing throughout the easy care floorplan. The spacious living areas ensure plenty of room to relax, with the gardens to both the front and back generous in size and ideal for family living, and all positioned close to the essential amenities of shopping, schooling and parkland. Contact Adam Dineley today on 0450 217 206 to arrange your viewing. The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property. \*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision. Features General Features Property Type: House Bedrooms: 3 Bathrooms: 1 Building Size: 105sqm Land Size: 703sqm Indoor Features Toilets: 1 Outdoor Features Carports: 1