



105 Hawker Ave, Warwick



## SUPER SPRINGVALE ESTATE OPPORTUNITY!

The Obvious

4 bedrooms, 2 bathrooms, Stunning Warwick location

The Opportunity

To secure a huge 718sqm block in the heart of one of the most convenient suburbs in Perth. Sitting on arguably one of the best streets this leafy green suburb has to offer, this home just up the road from the beautiful Hawker Park and surrounded by some of the most beautiful homes in Warwick. Conveniently close to parks, schools, transport and the amenity filled Warwick Grove Shopping Center, shops, cafe's, restaurants, gyms and even a Gold Class cinema complex are all just a stone's throw away.

What we love

The home itself is a truly generous sized 4 bedroom, 2 bathroom family home that greets you with character and charm from the moment you walk through the doors and into the large living area with its extra-high-vaulted ceilings and feature wood fireplace. The size and versatility offered by this home is truly incredible, with separate living, formal dining, separate study, open plan kitchen family meals and a separate games room that flows out to the undercover outdoor entertaining, there is room for even the largest families to have their very own space.

Step outside and let the size and space continue to impress you, taking full advantage of the large 718sqm block this property boasts an outdoor entertaining area fit to bring all your family and friends together. Complete with a large pitched pergola overlooking the sparkling below ground pool area

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	16835

### Agent Details

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### Office Details

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REAL ESTATE

and forever green astro turf grass area for kids and pets to play, this is an outdoor area that takes the Australian lifestyle dream and makes it a reality!

What will secure the opportunity?

Offers in the \$600's

So don't miss out and don't delay make sure you call Caroline Turner on 0404 332 689 to book in your very own private inspection today!

Some fantastic extras

- Great sized bedrooms
- Separate study or 5th Bedroom/Nursery
- Gorgeous exposed brick and high vaulted ceiling to the games room
- Spacious kitchen complete with stainless steel appliances and an abundance of bench and cupboard space
- Spacious living with high vaulted ceilings, feature wood fire place and large windows for lots of natural light
- Air-conditioning (Split cycle in Main bedroom)
- Ducted Vacuum
- Main bathroom complete with separate bath and shower
- Cool, tiled floors which made it feel not that hot in the summer
- Huge undercover outdoor entertaining complete with a pitched pergola (its definitely worth mentioning that the outdoor area got a great breeze when the Wind comes up in the afternoon and was very pleasant and usable all summer )
- Enclosed, double garage
- Sparkling below ground swimming pool
- Ultra-convenient Warwick location close to all local amenities
- Hop, skip and a jump to the beautiful Hawker park
- 1.5km to the amenity filled Warwick Grove Shopping Centre
- 1.5km to Warwick Train Station
- 170m to the nearest bus stop
- Sitting on a huge 719sqm block zoned r20/40
- Full of 1984 character and charm!

DON'T MISS OUT CALL TEAM TURNER ON 0404 332 689

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