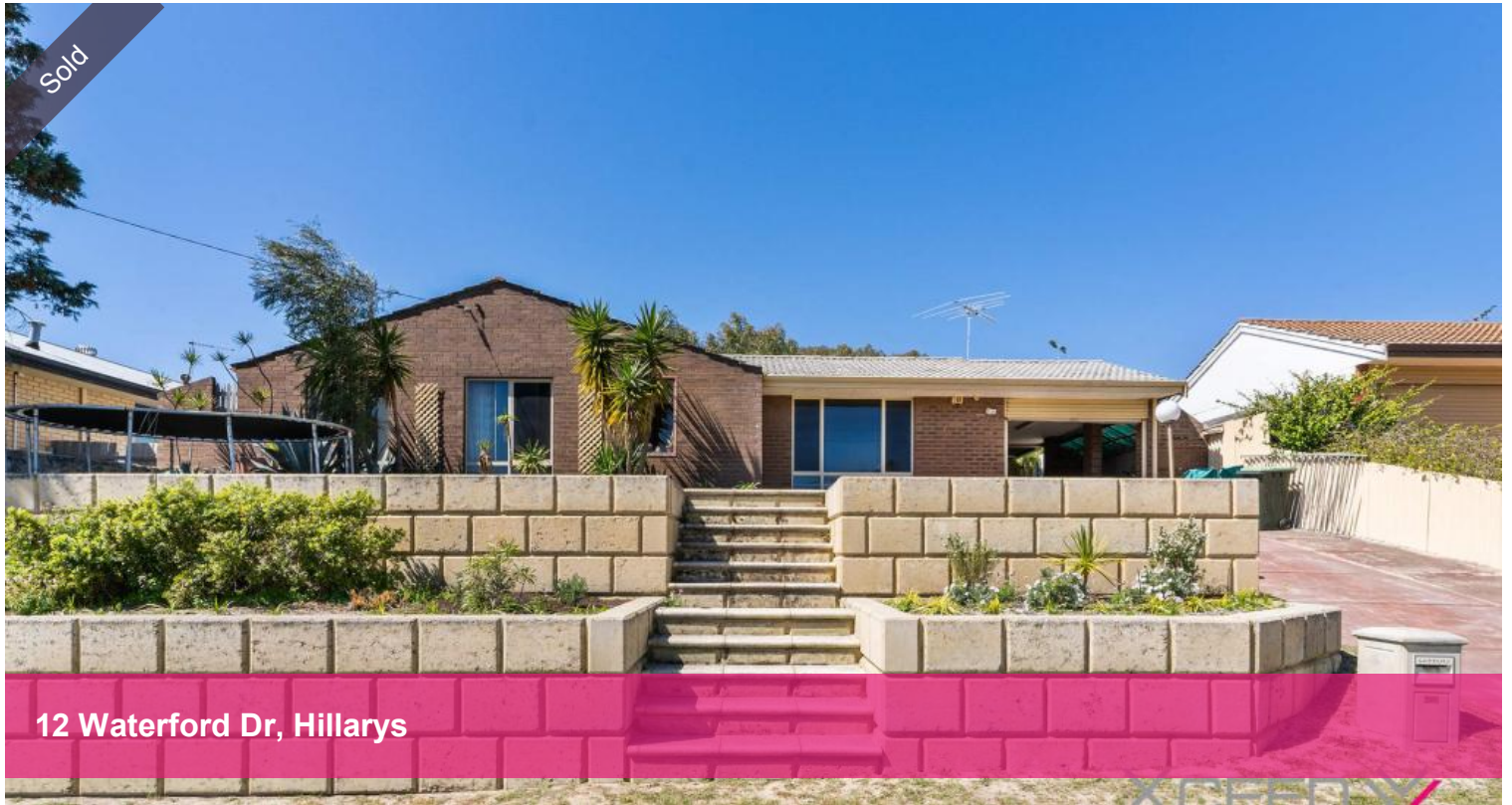


Sold



12 Waterford Dr, Hillarys



## Affordable Coastal Living in Sought-After Location!

This solid-as-a-rock four bedroom, two bathroom family home represents fantastic value in a desirable pocket of Hillarys.

Situated just minutes from the coast, the property has commanding street appeal, with extensive limestone retaining ready for your landscaping vision.

The home caters for all members of the family, boasting spacious bedrooms and separate living areas.

The master suite is positioned at the front of the house and is generously proportioned, with a walk-in robe, ceiling fan and ensuite.

The three minor bedrooms can all accommodate a double bed and are equipped with built-in double robes.

The family bathroom is bright and modern, incorporating floor-to-ceiling tiling, and an oversized shower with semi-frameless screen.

You will love the light-filled galley kitchen, complete with rolled laminate benchtops and breakfast bar, stainless steel appliances (including dishwasher, gas cooktop and electric oven) and microwave recess.

You'll find floor-to-ceiling tiling in the modern laundry, as well as heaps of cabinets and bench space.

A separate living area, at the front of the home, has timber laminate flooring, a ceiling fan, aluminium Venetian blinds and a built-in storage cupboard.

The central living zone, adjacent to the kitchen, is expansive and flows through timber french doors to an enormous enclosed patio/rumpus room -

🛏 4 🗺 2 🚗 1 📏 683 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	19856
<b>Land Area</b>	683 m <sup>2</sup>

### Agent Details

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perfect for entertaining, kids activities and more. Sliding doors lead outside where a pitched pergola provides plenty of shade, terraced stone retaining, garden beds, high fences for your privacy and a large shed for your storage.

#### Features at a Glance:

Four bedrooms, two bathrooms  
Modern & functional kitchen  
Built-in and walk-in robes  
683sqm site on the high side of Waterford Drive  
Ducted, reverse-cycle air conditioning throughout  
Ceiling fans to living areas and 2 bedrooms  
Two substantial living areas  
Double linen/storage closet  
LED downlights  
Single lock-up garage

#### The Perfect Location for Families:

Positioned in the local catchment area for Duncraig Senior High School and Hillary's Primary School, the property is also close to Saint Mark's Anglican School, and Sacred Heart Catholic College.

Fenton Park is literally four houses away, or for more expansive open space, Hillary's park is just a few blocks away.

A couple of minutes drive down Flinders Ave will see you arrive at Whitfords and Mullaloo Beaches, or head slightly south to Hillarys Boat Harbour & Boardwalk for heaps of dining and family entertainment options.

Westfield Whitfords City Shopping Centre and Event Cinemas precinct are only five minutes drive away, which also includes iPlay, and a variety of cafes and restaurants in and around the centre.

This sturdy home has tremendous scope for buyers who can visualise how a few simple enhancements would make it a standout property.

The property is rented on a periodic lease at \$525 per week, with the long term (and reliable) tenant willing to stay on.

Contact Adam Whitford from Xceed Real Estate on 0406 616608 or email [adam@xceedre.com.au](mailto:adam@xceedre.com.au) to register your interested in 12 Waterford Drive Hillarys, TODAY.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*