



20 Hillwood Avenue, Warwick



## MODERN COMFORT MEETS CLASSIC ELEGANCE

### The Obvious

Situated in the heart of Warwick, this beautifully maintained 1987 character home boasts 4 spacious bedrooms, 2 modern bathrooms, plus study and high wood-beamed ceilings. Complemented by a vast 799sqm block, the house features an open-plan kitchen, multiple living and dining spaces. Its proximity to Warwick's key amenities, including shops, parks, and transport hubs, makes it an ideal choice for a variety of buyers.

### The Opportunity

Introducing the enchanting 20 Hillwood Avenue, a meticulously maintained and beautifully presented 4-bedroom, 2-bathroom character home set on a generous 799sqm block in the heart of Warwick. Built in 1987, this captivating home offers the perfect fusion of charm and modern elegance.

### What We Love

From the instant you step through the front door, you'll be embraced by the warmth and opulence of the property completed with open fireplace and high beamed ceilings. The open plan kitchen and meals area form the heart of the home, featuring a spacious kitchen with sleek stainless-steel appliances. This area seamlessly connects with two separate living areas and two dining spaces, making it the perfect place for entertaining guests, spending time with family, or simply unwinding after a long day. The inclusion of a separate study provides the ideal space for a home office or a private nook for quiet reflection.

🛏 4 🗺 2 📏 799 m2

**Price** SOLD for \$900,000  
**Property Type** Residential  
**Property ID** 29290  
**Land Area** 799 m2

### Agent Details

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REAL ESTATE

Breathe new life into your daily routine with a completely renovated bathroom. Adorned with stone countertops, a designer sink, a feature tiled wall, and a luxurious floating bathtub, this space is perfect for indulgence and relaxation.

Venture outside and be immersed in nature with a wrap-around backyard. Here, you'll find a spacious undercover outdoor entertaining area complete with a pitched pergola, lush greenery, and a grassed area perfect for kids and pets to play. Let your imagination run wild with the possibility of adding a pool or workshop to further enhance your outdoor space.

Location is everything, and this Warwick gem has it all. Situated just 270m from the nearest bus stop, 1.6km from the Warwick Train Station, and 1.9km from the amenity-filled Warwick Grove Shopping Centre, you're surrounded by convenience. Satisfy your culinary cravings with a selection of cafes and restaurants or indulge in some retail therapy. Plus, with easy access to Reid Highway and the Mitchell Freeway, you're never far from the excitement of Perth.

#### What Will Secure the Opportunity Offers

Don't let this Warwick wonder pass you by. Book your exclusive viewing now and step into a life where classic charm meets modern marvel.

- Classic 1987 architecture with immaculate maintenance.
- Expansive 799sqm block with lush greenery.
- State-of-the-art open-plan kitchen with stainless steel appliances.
- Soaring high wood-beamed ceilings.
- 4 sizable bedrooms and 2 elegant bathrooms.
- Separate dedicated study room.
- New oven and Solar Hot Water system
- Dual living and dining areas for varied entertainment.
- Renovated bathroom with luxurious floating bathtub.
- Walking distance to Warwick's prime amenities.
- Easy transport access: bus stops and train station in close proximity.
- And much much more...

**DON'T MISS OUT CALL Caroline Turner on 0404 332 689 TO BOOK IN YOUR VERY OWN PRIVATE INSPECTION TODAY!**

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