

Sold



14 Hillwood Avenue, Warwick



## "Architect's Delight: The Perfect Copy of Home"

You will absolutely love living in this wonderful 4 bedroom 2 bathroom brick-and-tile family home that is as solid as they come and sits only walking distance away the sprawling

Hawker Park, the adjacent Hawker Park Primary School and so much more. The hub of the house is a tiled open-plan family and casual-meals area with split-system

air-conditioning and a connecting kitchen – double sinks, tiled splashbacks, range hood,

gas cooktop, separate oven, microwave nook and all. Doubling personal living options is a

huge carpeted separate lounge, theatre or games room that can be whatever you want it

to be and has a ceiling fan, whilst the sunken and carpeted formal-dining room – also with

a ceiling fan – is totally separate from the other living spaces and finds itself reserved for

those special occasions.

The obvious pick of the bedrooms is a spacious master suite where split-system air-

conditioning, a ceiling fan and a walk-in wardrobe meet a stylish ensuite bathroom with a

shower, vanity, toilet, storage and more. The master also sits directly opposite a carpeted

4 2 2 692 m2

**Price** SOLD for \$975,000

**Property Type** Residential

**Property ID** 29669

**Land Area** 692 m2

**Floor Area** 692 m2

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
**REAL ESTATE**

study, nursery or home office that can easily be converted into a more prominent walk-in dressing room, if you are that way inclined. A private backyard setting is made up of grass for the kids and pets to run around on, low-maintenance gardens and a fantastic outdoor patio-entertaining area, off the main living space. Convenient contemporary living comes to the fore here, with this exceptional residence also nestled in very close proximity to the freeway, Warwick Train Station, Greenwood Village, The Greenwood Hotel, Warwick Grove Shopping Centre and Warwick Senior High School. Effortless access to community sporting facilities, bus stops and other local parks and reserves is simply an added bonus. Let the good times roll!

Other features include, but are not limited to:

- Carpeted bedrooms
- 2 nd /3 rd /4 th bedrooms with ceiling fans and built-in robes
- Practical main family bathroom with a separate shower and bathtub
- External access for drying, from the laundry
- Separate 2 nd toilet, off the laundry
- Ducted-evaporative air-conditioning
- Down lights
- Security doors
- Established gardens
- Lush front-yard lawns
- Corner garden shed at the rear
- Double lock-up garage
- 691sqm (approx.)

*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.*