



## 17 Nowranie Place, HILLMAN, WA 6168

### LARGE 1000SQM BLOCK IDEAL FOR THE RENOVATORS OR INVESTORS

The Openn Negotiation has started. (Openn Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out.

Set upon a whopping 1000sqm block to the end of a quiet cul-de-sac, this well-placed residence is being sold in an 'as-is' condition and presents a wealth of opportunity for anyone seeking a home where they can put in the hard work to truly make it their own. Zoned R20 with the potential to sub-divide, subject to all approvals, a variety of beneficial inclusions are already in place, including a large workshop with access via the carport, and a below ground pool with patio to the fully fenced front yard. Inside the home you have 3 bedrooms and your central bathroom to the right of the residence, with a choice of living options to the left. While a separate lounge could offer bedroom no.4, with your centrally placed kitchen surrounded by a family hub for meals and living throughout, plus a separate theatre room and games area beyond. Ideal for buyers in search of a home to renovate to their own style, investors looking to add value, or a first time buyer hoping to enter the market, this spacious setting overflows with potential, with the popular location appealing to many.

A carport extends the side of the home allowing for 2 vehicles to park in a tandem style, whilst also providing a drive through option to the huge workshop beyond. The front

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P118575

**SALE DETAILS**

**MUST BE SOLD!**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**  
8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**David Parlor**  
0412 734 727

garden is fully fenced, with raised beds to the fenceline and tropical greenery, while a sheltered patio provides a fenced area to sit and overlook the below ground pool before you. Security screening sits to the front door, and once inside you have a bedroom to your right, with built-in robe and an open plan living and dining area to the left. The kitchen is placed centrally with a large breakfast bar for casual meals, while a family lounge is tucked away beyond, with access to bedrooms 2 and 3, and the central bathroom with a corner bath and shower enclosure included.

Another separate lounge sits through the family living space and offers the option to utilise as a 4th bedroom, especially given the built-in robe already in place, while a dedicated theatre room and separate games area complete the interior with French door access between. The backyard offers a corner pergola with a shaded section for outdoor entertaining, plus a tiered level design across the space, with established shade trees and plenty of room to create your own private haven.

Located just a quick stroll from the local primary school, this family orientated position provides a choice of parkland to the surrounds, with extensive greenspace, play equipment and recreational facilities all nearby. The train station is equally close at hand for absolute convenience throughout, with road and bus connections also available, while Rockingham itself is easily within reach to offer extensive retail, dining and entertainment options, with the sensational coastline, beaches and foreshore just a little further.

Other features of the property include:

- Separate laundry with a private WC and direct exterior access
- Linen storage to the hallway
- 1 x gas bayonet point
- 1 x split system air conditioning unit
- A combination of laminate timber flooring, carpets and tile throughout
- Gas storage hot water system
- Exterior roller shutters
- 4 x security cameras with a monitored alarm system
- Below ground saltwater pool
- Bore to assist with garden upkeep
- 8m x 6m workshop
- Zoned R20 for sub-division potential
- 1975 build

Contact David Parlor today on 0412 734 727 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.

- Land Area 1,000.00 square metre
- Building Area: 178.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage









**FLOOR PLAN**

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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