



## 17 Carvie Street, HILLMAN, WA 6168

### COVENIENT LOCATION WITH SPACIOUS BLOCK

Entry to the property is via the carport and a security door into the open plan lounge and dining area. This spacious area has high vaulted ceilings and is complete with split system air conditioning. The dining area also provides direct access to a semi-enclosed patio, offering a great space to enjoy year-round. The kitchen is positioned opposite the dining, and having been modernised in recent years offers lots of storage and an outlook to established gardens. In the rear wing of the home you will find the three bedrooms, laundry, linen cupboard and modernised bathroom.

Outside, the large backyard could easily be accessed from the front by replacing the fence with a gate to provide a great space to store your caravan, boat, or both. There is also a powered workshop located at the rear of the block, perfect for the home handyman or extra storage space.

Other great features include:

- Reverse cycle split system air conditioning
- Instant electric hot water system

**TYPE:** For Sale

**INTERNET ID:** 300P164161

**SALE DETAILS**

**Offers Over \$719,000**

**CONTACT DETAILS**

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

**David Parlor**  
0412 734 727

- Roller shutters
- Security doors
- Security grilles
- Sensor lights
- Skirting boards
- Double pantry
- 683m2 block

Conveniently located close to public transport, schools, parks and shopping centres, this neat and tidy classic home has to be seen! Pop it on your to-view list.

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 683.00 square metres
- Building Area: 108.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single 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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