



## 16 Darile Street, HILLMAN, WA 6168

### UPDATED FAMILY LIVING IN A PEACEFUL AND CONVENIENT SETTING

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.

Positioned in a premium setting with a vast conservation precinct as your only rear neighbour, this peaceful and well-placed property has undergone some recent updates and upgrades, to offer a move-in ready home with fresh paintwork, newly installed flooring and both a renovated kitchen and ensuite bathroom. Offering 4 bedrooms and 2 bathrooms, your choice of internal living areas includes formal living to the front of the home, a central family hub surrounding the modern kitchen, and a games room to the rear. And your backyard has also been refreshed with newly laid turf, including shady trees for added appeal and plenty of space to play upon the entire 683sqm block, while you also benefit from drive through access and a large workshop to the rear.

Tucked back from the street beyond an inviting front garden, you have a combination of mature trees, lawn and curved beds upon entry, with a pathway to the front verandah to provide a relaxed setting in which to sit and enjoy your surrounds. Your widened driveway leads to your gated and sheltered carport, with parking for two vehicles tandem, and entry directly into the backyard. Once inside the home, a spacious lounge sits to the left, sunken in design with soft carpet, cooling ceiling fans and a warming

**TYPE:** For Sale

**INTERNET ID:** 300P183696

**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

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.

wood fire, while a beautiful bay window offers views to the garden. Your centrally placed and contemporary kitchen follows on, with an inbuilt wall oven and gas cooktop, ample cabinetry and a sweeping benchtop with breakfast bar seating, while a serverly window opens to the games room beyond for ease of entertaining.

Your family living and dining area provides plenty of room for a range of layouts, with slate flooring and dual door access to your games room, that is again carpeted with another bay window, ceiling fan and direct access to the gardens. Your generous master suite sits to the front of the home, with that newly laid carpet, a walk-in robe and an ensuite with a shower, vanity and WC, while bedrooms 2 and 3 are also placed within the same area alongside the family bathroom, leaving bedroom 4 to the rear of the residence for added peace and quiet. The entire side of the home is sheltered with that drive through carport, whilst also allowing alfresco dining within, with the backyard fully fenced, considerably sized for family living and offering lush green lawn and established trees and plant life throughout.

Located within a tranquil setting with a vast natural bushland to the fence line, you are well-placed for convenient living, with Hillman Primary School within walking distance, a range of parkland to the surrounding area and easy access to the train station for those with a commute. The popular Rockingham Foreshore is a short drive away, with extensive dining and retail options, while the central shopping centre, sporting facilities and the sensational beaches are all equally nearby, providing an appealing position for a variety of buyers, with families, professionals and investors included.

Other features of the property include:

- Laundry with sliding door access to the side of the home and linen storage within
- Separately placed 2nd WC
- Built-in robes throughout
- High ceilings for an added sense of space
- 2 x reverse cycle air conditioning units
- Gas storage hot water system
- External roller shutter to the master bedroom
- 6m x 4m workshop within the backyard

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

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- Bedrooms: 4
- Bathrooms: 2
- Double garage













