



9 Gilba Close, HILLMAN, WA 6168

UPDATED FAMILY LIVING IN A CONVENIENTLY CENTRAL 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.

Perfectly placed within a quiet cul-de-sac with the sweeping Ennis Avenue Reserve to the end of the street, this centrally placed property offers a family orientated location, with modern updated living, and a spacious garden setting to enjoy. The 683sqm block provides a large patio for outdoor entertaining, with lawned gardens for the children or pets to explore, while a carport to the side ensures secure vehicle parking. Inside the home, you have 3 bedrooms, with an ensuite to the master suite and an updated family bathroom, while your living options flow throughout the home with complete comfort for all. A sunken family lounge sits to the front, with a separate dining area and family living placed either side of the centrally positioned and renovated kitchen, while the converted carport could be utilised as a games area, activity space or potentially a fourth bedroom, depending on your needs.

A lawned garden sits before the home, with your widened driveway allowing access to the secure carport with roller door, and plenty of parking beforehand. Your master suite is placed to the left of entry, with soft carpet underfoot and both an effective split system air conditioning unit and ceiling fan, with a walk-in robe for storage and an ensuite with

TYPE: For Sale

INTERNET ID: 300P183702

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.

a shower, vanity and WC. Your formal lounge is placed opposite and sunken in design, with another cooling ceiling fan for comfort, while the dining area is nestled further along, with sliding door access directly to the kitchen. The kitchen has been fully modernized, with ample bench space, crisp white cabinetry and in-built stainless-steel appliances, including a wall oven and gas cooktop, with a breakfast bar opening to the family living space beyond. Tiled flooring and sliding door access to the patio provide a welcoming family hub, with a range of layouts and uses open to your individual needs, while the games room runs along the side of the home, with optional uses as an activity space or bedroom.

Bedrooms 2 and 3 sit to the rear of the residence, with carpet to the floor and built-in robes to both, while the updated bathroom is placed centrally and offers floor to ceiling tiling, a glass shower enclosure, bath and floating vanity. Moving to the gardens and a generously sized flat roof patio extends along the side of the home, with paved flooring that spans outward to ensure a vast area to entertain, with the fully fenced backyard offering ample room to roam.

Located within walking distance of the Hillman Primary School, this convenient position offers access to a variety of family focused amenities with childcare facilities, the local TAFE and extensive educational options nearby, along with a range of parkland and greenspace, including a direct pathway to the reserve to the end of the street. The nearby train station provides an easy commute to the CBD, with road and bus links throughout, while extensive retail and dining options can be found within the neighbouring surrounds, with easy access to Rockingham and its vast array of popular entertainment and recreational opportunities.

Other features of the property include:

- Laundry with linen storage
- Private 2nd WC
- 2 x split system air conditioning units
- 2 x ceiling fans
- Gas bayonet point
- Kitchen and main bathroom both renovated just 4 years ago
- Gas storage hot water system
- Bore with reticulation for ease of upkeep
- 3m x 3m garden shed

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: 101.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- 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.

9 Gilba Close, Hillman