



4 Congha Court, HILLMAN, WA 6168

CENTRALLY PLACED AMID A CHOICE OF PARKLAND, WITH SPACIOUS GARDEN SURROUNDS

Tucked away between a choice of parkland and only a few steps from schooling, this absolutely premium location offers a fantastic opportunity for anyone seeking a spacious and convenient setting, with sought after inclusions already in place, including a swimming pool and workshop. The 727sqm* block offers sweeping garden surrounds, with drive through access via the secure carport for an added appeal, and a large verandah for entertaining or relaxation. While inside the home you have 3 bedrooms and 1 central bathroom, with an inviting lounge to the front of the residence and an open plan kitchen and dining area beyond.

Perfectly positioned within a peaceful cul-de-sac that borders the incredible Long Park, you have extensive greenspace easily within reach, with the equally inviting Ennis Avenue Reserve a short stroll in the other direction. Hillman Primary School sits to the start of the street to offer a laid back location for families, with secondary schooling and the local TAFE also nearby, while extensive retail and dining options sit within the popular Rockingham Centre that's just a little further. The train station ensures seamless travel for those with a commute, along with convenient road and bus links to the surrounds, while the central setting provides easy access to all the neighbouring delights, including the sensational coastline and foreshore.

TYPE: For Sale

INTERNET ID: 300P187388

SALE DETAILS

Offers From \$649,000

CONTACT DETAILS

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

Adam Dineley
0450217206

Features of the home include:

- Large master bedroom, with timber effect flooring and a reverse cycle air conditioning unit for well-being, with a ceiling fan included
- Two further bedrooms, both with timber effect flooring and overhead fans
- Family bathroom with a large vanity with storage, plus a bath and shower
- Separate laundry with sliding doors to the gardens for ease of use
- Corner kitchen, with a freestanding oven, under bench cabinetry and a designated space for the fridge
- Open plan dining area adjacent to the kitchen, with tiled flooring and another ceiling fan, plus sliding doors directly to the alfresco, gardens and pool
- Spacious lounge on entry, with tiled flooring, plenty of natural light and both an effective reverse cycle air conditioning unit and ceiling fan for year round comfort
- Shady alfresco to the rear of the residence, with paving that extends outward and along the home, providing plenty of space to gather friends and relax whilst overlooking the pool
- Below ground swimming pool, with a paved surround and fencing to the perimeter
- Substantially sized backyard, with extensive opportunity to create the garden of your dreams
- Large shed or workshop within the backyard, with a roller door entry
- Sheltered porch before the home, with security screening to the front door
- Lawned front garden with established greenery for privacy from the street
- Exterior roller shutters to the windows for peaceful living
- Carport parking with a roller door entry and drive through access

Built in 1983, this well-placed and spacious setting offers plenty of potential to update and upgrade, with the home itself well-proportioned for comfort and designed for functionality. While the superb location ensures not only a relaxed placement amongst a variety of parkland, but also absolute convenience, with every amenity close at hand and a central position to appeal to all.

Contact Adam Dineley today on 0450 217 206 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 727.00 square metres

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.

- Building Area: 98.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1









FLOOR PLAN

4 Congha Court, Hillman