



## 13 Coomel Close, HILLMAN, WA 6168

### Spacious Family Home with Workshop, Solar Power & Cul-de-Sac Location

Positioned on a generous 698sqm block in a cul-de-sac location, this family home offers spacious indoor living, practical outdoor features, and plenty of potential for owner occupiers and investors alike. Located directly near a local park and close to schools, shopping facilities, and public transport, the property presents an excellent opportunity in a convenient Hillman location.

Currently tenanted until 20/02/2027 at \$610.00 per week, the property also offers immediate rental income for investors seeking a ready-made addition to their portfolio.

#### Accommodation & Design:

Designed for comfortable family living, the home offers multiple spaces, generous bedrooms, and a practical floorplan that caters to everyday functionality.

Upon entry, you are welcomed into a dedicated entrance area which flows through to the hallway, while a glass-panelled sliding door provides separation to the lounge and dining area. This open-plan living zone creates a central gathering space for family and guests.

**TYPE:** For Sale

**INTERNET ID:** L41087188

#### **SALE DETAILS**

**From \$739,000**

#### **CONTACT DETAILS**

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The galley-style kitchen is conveniently positioned with access from both the dining area and main hallway. Offering ample cabinetry and bench space, the kitchen is fitted with a gas cooktop, electric oven, and direct access to the outdoor entertaining area.

Character features throughout the home include cornices with unique corner detailing, adding charm and personality rarely found in modern homes.

The master bedroom is generously sized and features built-in wardrobes and a ceiling fan for year-round comfort. The three minor bedrooms are all well-proportioned, with wardrobes and a ceiling fan to one of the secondary bedrooms.

The bathroom has been modernised with floor-to-ceiling tiling and offers both a separate shower and bath, providing practicality for families. The laundry also features extensive cabinetry, delivering valuable additional storage.

#### Outdoor Living & Features:

Stepping outside, the enclosed entertaining area provides a versatile space for year-round enjoyment, complete with café blinds and an electric roller shutter for added comfort and privacy.

The spacious backyard offers plenty of lawn area for children and pets to enjoy, while the workshop provides excellent storage, hobby space, or room for projects.

Vehicle accommodation is well catered for with two separate single carports, each fitted with roller doors, including one automatic roller door and one manual roller door.

Additional benefit includes solar panels to assist with reducing energy costs.

#### Property Features

- 698sqm block
- Currently tenanted until 20/02/2027 at \$590.00 per week
- Four-bedroom, one-bathroom home
- Cul-de-sac location
- Positioned close to parklands
- Spacious open-plan lounge and dining area
- Entry foyer
- Galley-style kitchen with ample cabinetry
- Gas cooktop and electric oven
- Direct kitchen access to outdoor entertaining area
- Master bedroom with built-in wardrobes and ceiling fan
- Generous minor bedrooms
- Wardrobes to minor bedrooms
- Ceiling fan to one minor bedroom

- Updated bathroom with floor-to-ceiling tiling
- Separate shower and bath
- Modernised laundry with extensive cabinetry
- Great entertaining area
- Café blinds
- Electric roller shutter to entertaining area
- Spacious grassed backyard
- Workshop
- Solar panel system
- Two single carports with roller doors, one manual and one automatic

#### Location Highlights (Approx.)

- Positioned close to local parklands
- Close to Hillman Primary School
- Minutes to shopping facilities and everyday amenities
- Convenient access to public transport
- Short drive to Rockingham City Shopping Centre
- Easy access to Rockingham Foreshore and beaches
- Nearby recreational facilities and community amenities

Offering generous living space, practical outdoor features, solar power, workshop storage, and a cul-de-sac location, this well-presented Hillman property presents an outstanding opportunity for investors and future owner occupiers alike.

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\*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 698.00 square metres
- Building Area: 133.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 2
- Single garage
- Single carport

- Floorboards







