



25 Hillock Cir, Leeming



THE COMPLETE FAMILY PACKAGE!

Nestled on a spacious 774sqm (approx.) block in a whisper-quiet location that stunningly backs on to the gorgeous Phillip Jane Park where a fantastic playground virtually doubles as another private yard for the kids, this magnificent 4 bedroom 2 bathroom residence has it all and will provide you with plenty of cherished memories for many years to come.

Two splendid fish ponds with trickling water features help set the mood before you even step foot inside here, whilst your own rear gate to directly access the park and pristine bushland behind the property is simply an added bonus here. The bedrooms have their own separate wing towards the front of the house, headlined by a renovated main bathroom (with a shower and separate bathtub) that services the minor sleeping quarters and a spacious master suite with its own dressing room, walk-in wardrobe, split-system air-conditioning unit and revamped ensuite – shower, separate toilet, twin “his and hers” stone vanities, external access out to the swimming pool and more.

No less than four separate living zones will comfortably appease everybody's personal needs, inclusive of a sunken and carpeted formal lounge off the entry (overlooked by the formal dining room) where high raked ceilings and split-system air-conditioning meet sliding-door access to the rear verandah by the pool. Also downstairs are a quality upgraded kitchen with all the trimmings, a carpeted open-plan family and meals area and folding French doors that reveal a huge – and versatile – tiled games room complete with its own in-built fish tank, more soaring raked ceilings, verandah access, a bar

4 2 4 775 m2

Price	SOLD
Property Type	Residential
Property ID	79
Land Area	775 m2
Floor Area	369 m2

Agent Details

Hadley Shearn - 0488 012 000

Office Details

Mortar & Soul
45 Ventnor Ave West Perth WA
6005 Australia
08 9429 8808

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and a ladder leading down to a massive wine cellar.

Upstairs, there is even more to get excited about in the form of an enormous games room with potential to convert into a home office, comprising of split-system air-conditioning, raked ceilings and a pitched patio balcony with lush park and bush views, a chance to keep an eye on the children at play and glimpses of the pool down below. Out back, an assortment of exotic citrus trees, a bubbling spa and the shimmering below-ground pool combine to provide a picturesque backdrop to outdoor entertaining underneath a covered poolside verandah area with a built-in Jumbuck mains-gas barbecue.

You and your loved ones will appreciate living in an ultra-convenient locale where Banksia Park Primary School and the Melville Glades Golf Club are only walking distance away, Leeming Senior High School and the Stockland Bull Creek and Southlands Shopping Centres are nearby and the likes of Roe Highway, bus stops, community sporting facilities, Murdoch Train Station, the freeway, the St John of God Murdoch and Fiona Stanley Hospitals and Murdoch University are all just a matter of minutes away in their own right. This is as good as it gets!

Other features include, but are not limited to;

- Timber-lined ceiling to the formal dining room downstairs
- Lower-level family/meals area with split-system air-conditioning, high angled ceilings, a kitchen servery and poolside verandah access
- Sliding French door into a renovated kitchen with charming brickwork, a storage pantry, glass splashbacks, double sinks, quality tap fittings, a six-burner Omega gas cooktop, integrated Kleenmaid oven and microwave appliances and a stainless-steel Bosch dishwasher
- Quality timber-look floor tiles to the front of the house's passageways
- Carpeted bedrooms, including a spacious 2nd front bedroom with split-system air-conditioning
- Large 3rd front bedroom with split-system a/c and built-in robes
- Generous front 4th bedroom
- Separate 2nd toilet and linen press off the hallway, very close to a fully-tiled laundry with outdoor access for drying
- Under-stair storage
- Remote-controlled double lock-up garage with extra storage space
- Quality Risco security-alarm system with external laser beams
- Ducted-vacuum system
- Feature skirting boards
- Gas Bayonets in the Living Areas
- Stylish light fittings throughout
- Quality new concrete aggregate to the property exterior
- Rheem Integrity instantaneous gas hot-water system with temperature controls
- Re-landscaped backyard including all NEW pool equipment
- Quality glass pool fencing
- Poolside seating area
- Ample driveway parking space
- Side access
- Built in 1985 (approx.)
- Council Rates \$2,129.61 or \$532.40 per quarter (Approx.)
- Water Rates \$1,496.20 or \$374.05 per quarter (Approx.)

that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.