



87 Narran Street, Hilbert

## A perfect first home or an ideal downsizer

This beautifully presented three bedroom, two bathroom residence sits on an easy care approx 263sqm block and offers a lifestyle of comfort, security and convenience. With strong kerbside appeal and positioned in a sought after pocket of Hilbert, you'll enjoy having schools, shops and local amenities just minutes from your door.

The home welcomes you with a low maintenance front garden, a double garage and thoughtful security features including cameras, a screen door and roller shutters to most windows and the rear sliding door. Combined with solar panels and reverse cycle air conditioning, it's a superb lock and leave option for FIFO workers or frequent travellers who value peace of mind and year round comfort.

Inside, wood look flooring flows through the living areas and hallways, creating a warm and cohesive feel. At the front of the home sits a generous bedroom with a built in robe, followed by a stylish main bathroom featuring a stone topped vanity, separate bathtub and glass panelled shower. A second well sized bedroom also includes a built in robe, while the spacious master suite offers room for a king sized bed, a walk in robe and a private ensuite with stone finishes and a glass panelled shower.

3  2  2 

**FOR SALE**  
From 749,000

**VIEW**  
Sun 26th Apr @ 2:00PM - 2:30PM

**AGENTS**  
Brian Scott  
0438 333 341  
brian.scott@ljhooker.com.au

**AGENCY**  
LJ Hooker Thornlie | Canning Vale  
(08) 9459 7788

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The heart of the home is the expansive open plan living and dining area, designed to accommodate the whole family. Overlooking this space is a well appointed kitchen with a stone topped breakfast bar, ample cabinetry, a gas cooktop, 600mm oven and built in pantry. An additional bench and cupboard area functions perfectly as a scullery zone, keeping appliances neatly tucked away.

Outdoors, a generous patio provides the ideal setting for year round entertaining, complemented by an easy care backyard that keeps maintenance to a minimum.

Homes at this price point, in a suburb with rapidly growing infrastructure, are increasingly hard to find. For more information, contact Brian on 0438 333 341.

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## MORE DETAILS

Property ID	9MWA2
Property Type	House
Land Area	263 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Solar Panels
	Close to Schools
	Close to Shops

### Brian Scott 0438 333 341

Sales Representative | [brian.scott@ljhooker.com.au](mailto:brian.scott@ljhooker.com.au)

### LJ Hooker Thornlie | Canning Vale (08) 9459 7788

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