



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

AGENTS

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0438 333 341
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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.



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	9MWH A2
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

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Shop 26 Thornlie Square Shopping Centre, Spencer Road,
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VENT KEY:

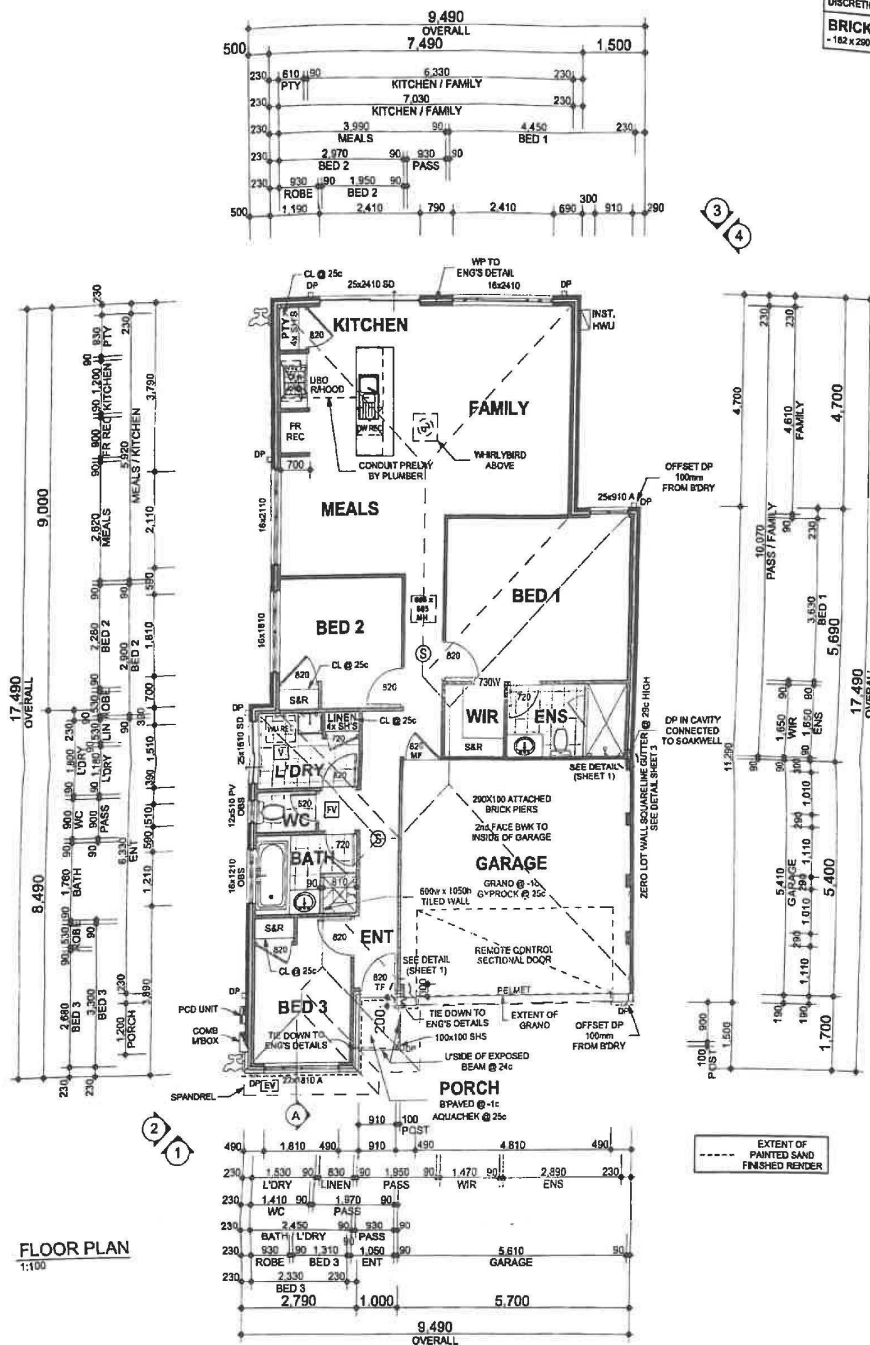
- FLUMED CEILING VENT
- CEILING VENT
- EAVES VENT

GENERAL NOTES:

- ALL FIXTURES ARE FOR PURPOSE OF REPRESENTATION ONLY. SIZE MAY VARY DUE TO MANUFACTURERS SPECIFICATIONS.
- CEILING JOISTS TO BE OFF CENTRE TO PASSAGEWAYS.
- SHELF & RAIL @ 1750AFL UNLESS OTHERWISE NOTED
- DIMENSIONS ARE TO BRICKWORK ONLY AND DO NOT INCLUDE PLASTER/RENDER THICKNESSES
- VENT PIPE LOCATION (INTERNAL OR EXTERNAL) TO BE LOCATED AT PLUMBER'S DISCRETION

BRICKLAYER NOTE:

- 152 x 230 x 90 mm BWK BRICKS LAID 1/3 BOND.



EXTENT OF PAINTED SAND FINISHED RENDER



BOULEVARD

**LOT 504 (#87) NARRAN STREET
HILBERT**

100% Compliance with Building Regulations (L17174) L17174.pdf

DESCRIPTION	DRAWN	DATE	SIGNATURES
YCP/REB	AKK	21/06/17	
ENGINEERS	AKK	29/09/17	
CLIENT:		DATE:	
CLIENT:		DATE:	
NAME:		DATE:	
NO STRUCTURAL CHANGES (PRINTED DATE: 10/09/17)			

NOTE: THIS DESIGN MAY ALTER DUE TO BCA ENERGY EFFICIENCY REQUIREMENTS (E608)

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PROJECT NO: **A17174**

DATE: 21/09/17

SHEET NO: 1 of 7

SAVING BY: AKK

PREPARED: 6/10/2017 3:40 PM

Affordable Living HOMES

30 MONTAGNA DRIVE WANDARAH NSW 1500

PHONE: 1300 1177 FAX: 1300 0045

BUILDING AREA

HOUSE	112.28
GARAGE	31.94
PORCH	1.19
TOTAL	145.39 m ²
ROOF AREA	145.94
PERIMETER	
HOUSE	53.96