



Hillman, 11 Moorine Court

Updated Home Set In A Cul-De-Sac Location

This property is a must see property. Situated in a quiet cul-de-sac, offering a top quality fitted kitchen and breakfast bar area. This 3-bedroom, 1-bathroom single level family home features 2 living areas and an outstanding Westerly-facing rear aspect yard with below ground salt water pool. The property is ready to move into and can be secured in a very short time frame if required.

Main Features:

- 698 sqm block size
- Approximate age of the property is 1975
- The spacious formal lounge includes a feature wall with built in cabinetry.
- The modernised top quality fitted kitchen, casual meals area, and family room, all featuring picture windows that lead to a fantastic alfresco space.
- Magnificent natural light fills the home, especially in the large rear family room, which



For Sale
Offers over \$650,000

View
ljhooker.com.au/4QRSFF2

Contact
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LJ Hooker Mandurah
(08) 9586 5555

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features a low-maintenance tiled floor.

- The lovely master bedroom includes a built-in robe and offers a peaceful outlook to the garden.
- Two additional double bedrooms also provide double built-in BIRS.
- Garage parking with extra parking for your boat and caravan.
- A large bright and inviting alfresco area provides a perfect spot to relax and unwind.
- Ducted evaporative air conditioning ensures comfort throughout the home.
- Set on a generous 698 sqm block with walking distance to the Hillman Primary School.
- The outdoor entertaining area includes a patio and pergola, blinds and over looks the low-maintenance below-ground pool area featuring artificial turf. The property also offers a free standing spa which can remain the property.

Other features:

- *Westinghouse Dishwasher included
- *Smeg induction 900 range cook top
- *Whirlpool 600 range cooker
- *Ducted evaporative aircon
- *Main gas connected
- *Mains gas hot water
- *NBN internet connection
- *Newly installed modern fitted kitchen with appliances
- *Laundry with storage cupboards
- *Stone bench tops with central island breakfast bar
- *Solar panels
- *Garden shed for extra storage.
- *Single garage with double secure access to rear area.
- *Raised garden pond
- *Ceiling fans
- *Westerly facing rear garden
- *Blow ground salt water pool

Just minutes from Rockingham Hospital, shops and foreshore, Railway Station, bus stops, schools including walking distance to Hillman Primary School. Freeway access is also in close proximity.

This lovely home is ready for you to enjoy. Don't miss your chance to call it yours. For a private viewing, contact Richard Mathlin on 0409 125205

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More About this Property

Property ID	4QRSFF2
Property Type	House
Land Area	699 m2
Including	Air Conditioning Built-in-Robes

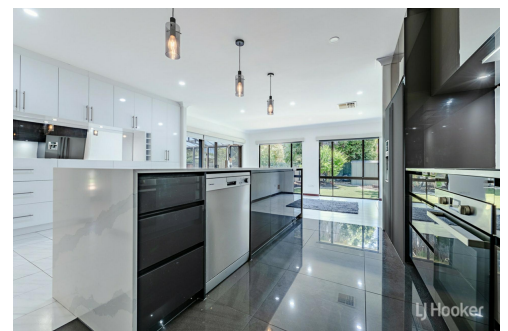
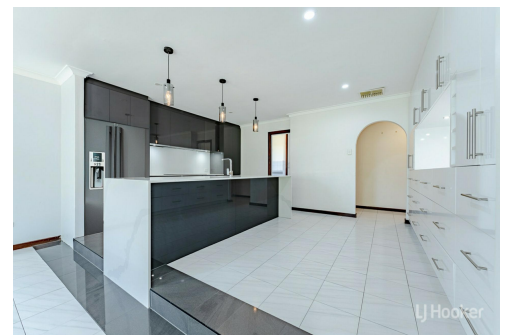
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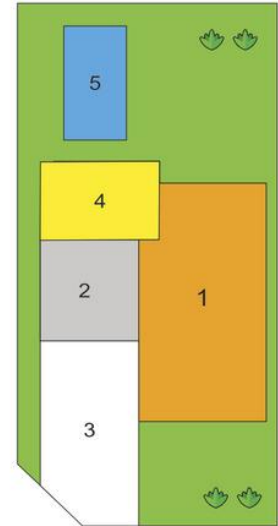
**LJ Hooker Mandurah
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11 Moorine Crt, Hillman

block size 699 m² | building 206m² | 3 x 1 x 2 x



Richard Mathlin | 0409 125 205



Legend

- 1. Residence
- 2. Garage
- 3. Driveway
- 4. Alfresco
- 5. Pool



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**scale in metres. Dimensions are approximate. All information contained herein from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.*



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