



Comfortable Cottage on 433sqm Green Title Lot

Peacefully situated behind native gardens established trees and a quaint white picket fence on a 433sqm green title lot, this comfortable character cottage offers a modern kitchen and outdoor living spaces creating a delightful home with charming appeal.

Walk up the path and be welcomed by the shady front porch and invited into the homes large open plan living with high ceilings, Jarrah floors, timber windows reverse cycle air conditioner and fireplace.

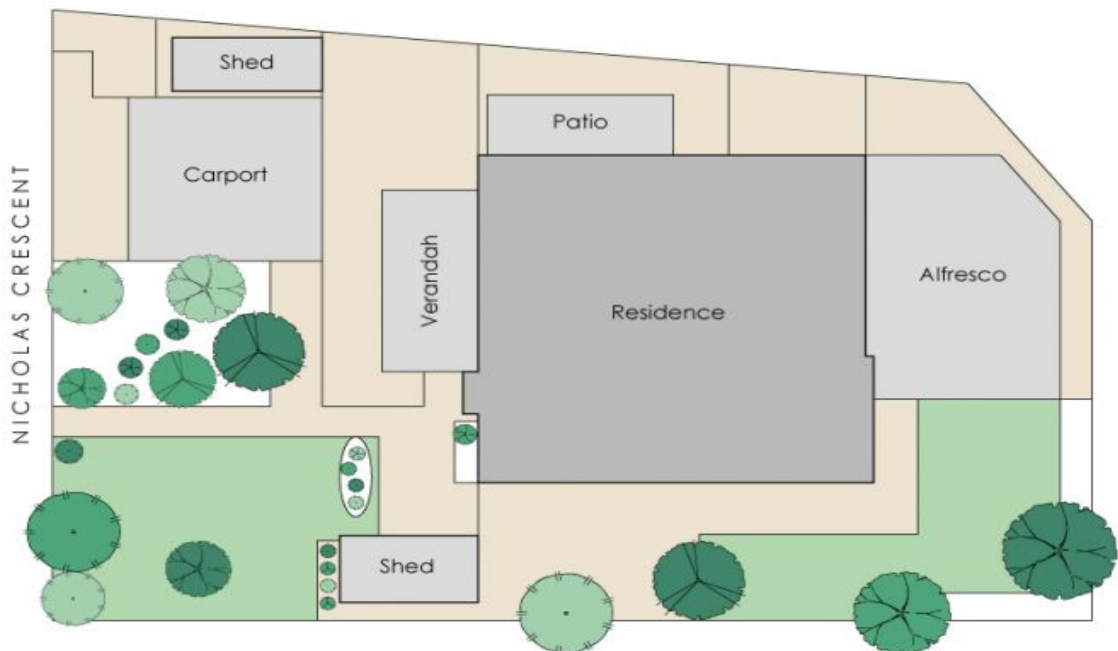
The updated spacious kitchen has a 5 burner gas cooktop, 90cm gas oven plus a dishwasher and from the kitchen window there's a green outlook to the established garden to enjoy whilst washing up.

Two well sized bedrooms at the front of the home have built-in robes, ceiling fans and air conditioners and the bathroom has a vanity with a shower over the bath. The third bedroom is at the rear of the home with the laundry and separate wc.

Land: 433m2

Hilton 38 Nicholas Crescent

HOUSE: 3 BED | 1 BATH | 1 CAR
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Approximate Areas

Residence:	93m ²
Carport:	24m ²
Alfresco:	34m ²
Verandah:	13m ²
Patio:	8m ²
Total Area:	172m²

This floorplan is for illustration purposes only to show the layout of the property. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Not to be used for any other purpose.
www.crlbcreative.com.au



38 Nicholas Crescent, Hilton

Hilton, WA

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Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All dimensions, measurements and distances are approximates. All interested parties should make and rely upon their own enquiry.
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