22 HILLTOP PLACE, KELMSCOTT, WA, 6111









SOLD

A HOME AMONG THE GUM TREES

Make an appointment for a private viewing this weekend with Agent, Shendelle Harding 0412 713 911.

Discover your dream family home nestled among the serene gum trees at 22 Hilltop Place, Kelmscott. This charming 5-bedroom, 2-bathroom residence offers the perfect blend of tranquility, space, and comfort on a sprawling 2016m2 block. Surrounded by nature and wildlife, this property is more than just a house—it's a lifestyle.

Breathtaking Views and Outdoor Living:
The outdoor entertainment area boasts a westerly aspect, capturing stunning views across the coastal plain, with magnificent sunsets and twinkling city lights providing a picturesque backdrop. Enjoy peace and quiet while entertaining in the expansive alfresco space that overlooks lush gardens and a spacious grass area, perfect for family fun and relaxation.

The beautifully landscaped gardens are divided into different levels:
Upper Level: A generous grass area perfect for kids to play games and set up fun activities like climbing frames, trampolines, or mini sports matches with friends.
Second Level: Used as a vegetable garden and chicken coop for six chickens.
Third Level: Features a concrete pad that has been transformed into a cozy fire pit area—perfect for enjoying the ambiance of an open fire, toasting marshmallows, and sharing food and drinks during the winter months.

Interior Highlights:
• Expansive Kitchen: Enjoy ample countertop space, a stainless steel 5-burner gas cooktop, under-bench oven, rangehood, fridge recess, pantry, dishwasher, double sink with draining boards, and a convenient breakfast bar.

• Living and Dining Areas: The kitchen overlooks the sunken living room, featuring a pot belly fireplace for cozy winter nights and split-system air conditioning for year-round comfort. The dining area, conveniently located adjacent to the kitchen, offers lovely views of the rear gardens.

• Master Suite: A king-sized master bedroom with double built-in robes and a luxurious ensuite featuring a separate toilet, double vanity, shower recess, and built-in bath. Sliding doors open onto the alfresco area, seamlessly blending indoor and outdoor living.

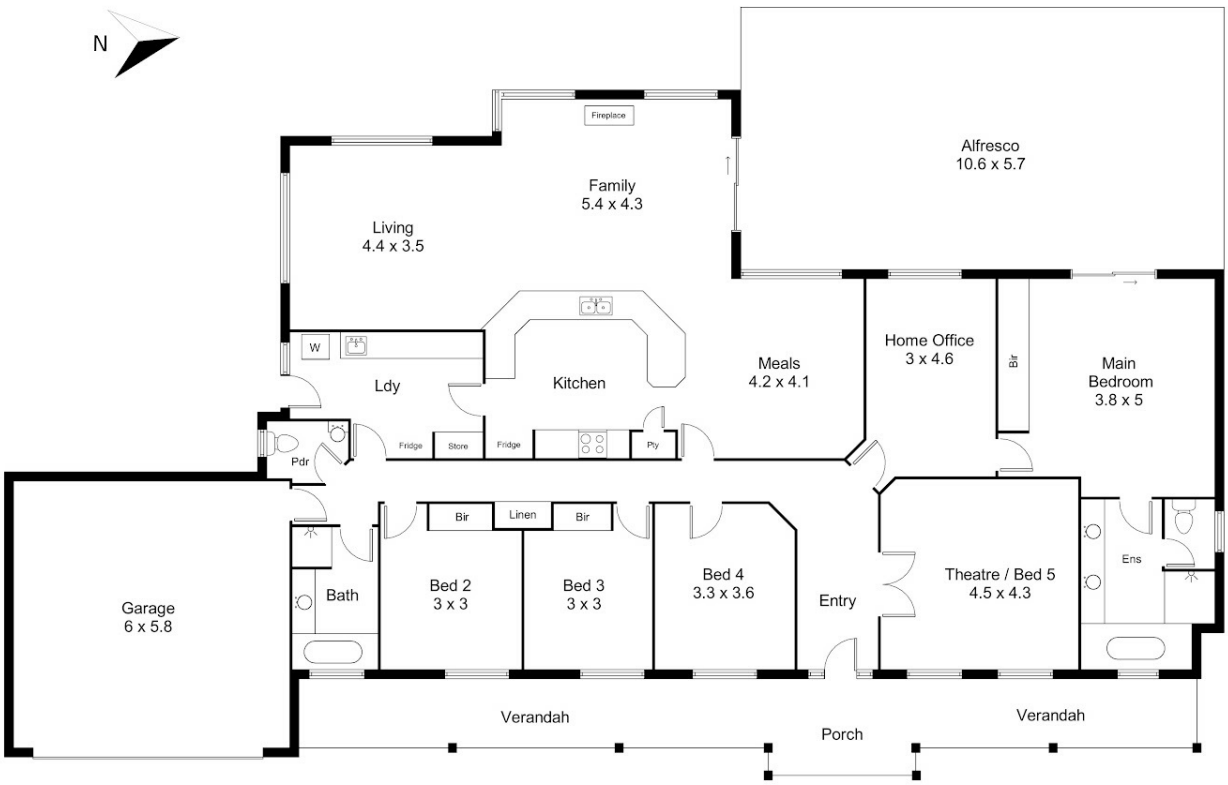
5 BED | 2 BATH | 2 CAR

PRICE:
$975,000

OPEN FOR INSPECTION:
N/A



Shendelle Harding
0412713911
harding@atrealty.com.au
www.atrealty.com.au



22 Hilltop Place Kelmscott

/ for information and guidance purpose only /
measurements shown are approximate

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Shendelle Harding
0412713911
harding@atrealty.com.au
www.atrealty.com.au