

30 A HODGSON STREET, TUART HILL, WA, 6060



**SOLD**

## STREET FRONT VILLA

Welcome to 30A Hodgson Street, Tuart Hill. Whether you are starting out, investing or slowing down this fabulous street front villa presents the perfect opportunity to secure your new home. Completed in 2017 this relatively young 1 bedroom semi ensuite villa boasts great design, room to move, modern appliances, plenty of storage, neutral decor and easy care grounds. Best of all, you have your own street frontage and separate driveway. Giving you all the advantages of a stand alone home.

Located in the heart of Tuart Hill, this villa offers the perfect balance of tranquility and convenience. Imagine waking up to the sound of birds chirping and the gentle rustling of leaves in your private courtyard. As you step inside, you will be greeted by a spacious and modern living area, bathed in natural light. The open floor plan combines the living, dining, and kitchen areas, creating an inviting space for you to relax and entertain. The home has a large split system air conditioner to the living area.

This one-bedroom villa may seem small in size, but it boasts a clever layout that maximizes every inch of living space. The bedroom is spacious and airy, with full wall of sliding robe doors providing ample storage for all your belongings. The ensuite bathroom adds a touch of luxury, complete with modern fixtures and a sleek design.

The courtyard offers the perfect spot for you to unwind after a long day, or to entertain your friends and family. The outdoor entertainment area is perfect for a summer barbeque or quiet get away. And with the added bonus of a fully fenced yard, you can let your furry friends run free without any worries.

Not only does this villa offer a fabulous lifestyle, but it also provides practicality with a secure garage and remote access for your peace of mind. This is a rare find in such a sought-after location. The secure parking also means you will never have to worry about finding a spot on the street or battling for parking with your neighbors. The garage features a large storage area, remote control door and access directly into the home.

But it's not just the villa itself that makes this property so appealing. Tuart Hill is a charming and vibrant community, with plenty of amenities and attractions nearby. From shopping centers to

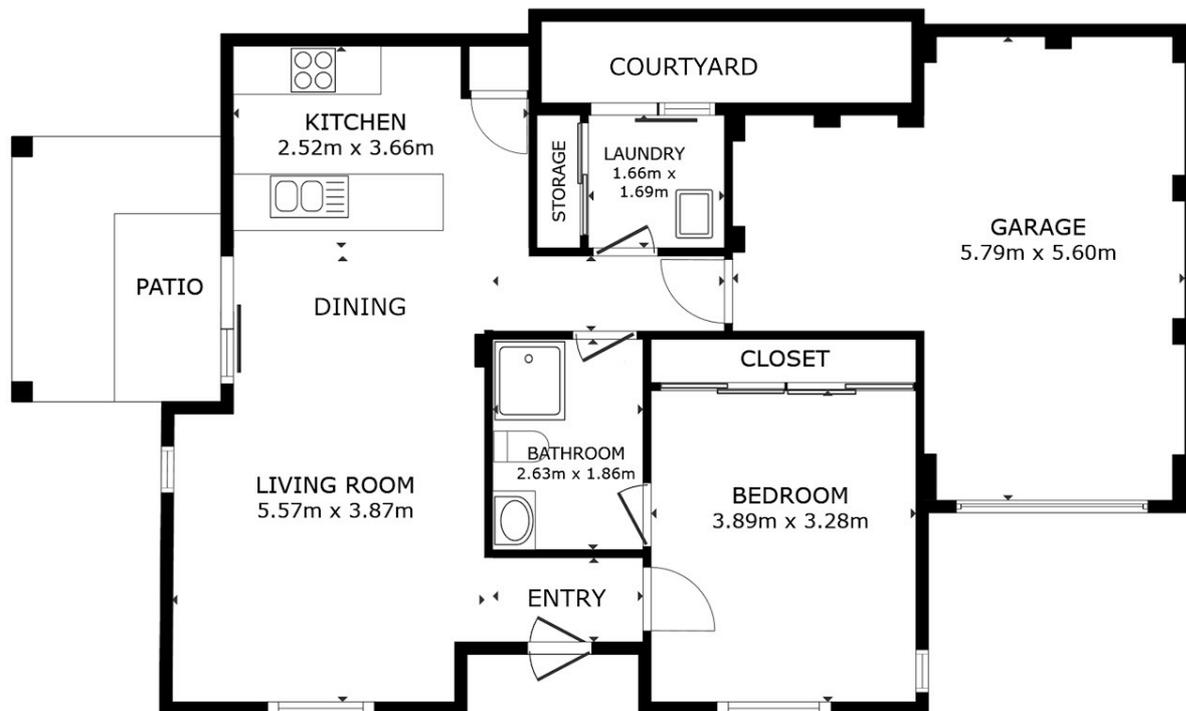
1 BED | 1 BATH | 1 CAR

PRICE:  
\$520,000

OPEN FOR INSPECTION:  
N/A



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# @realty 30a Hodgson Street, Tuart Hill

Not to scale • All measurements are approximate • Drawn for presentation purposes only

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.