

24 Culham St, Hopetoun, WA 6348

From \$399,000

House 4 2 2



## Sell with Robert Miloseski!! Rare Hopetoun Gem!

LJ Hooker Hopetoun proudly presents this cosy 4 bedroom, 2 bathroom, double brick and tiled home in the heart of Hopetoun on a generous 905sqm block.

**Open for Inspection**

By Appointment.

As you arrive, you'll be greeted by a beautifully maintained front garden and a lush green lawn, providing a fantastic setting for any gardening enthusiast.

Step inside and be amazed by the recently modernized kitchen and dining area. With its new timber look vinyl flooring, fresh paint on the cabinetry and benchtop, and a delightful window overlooking the garden, this space is truly a chef's dream. Enjoy the convenience of the breakfast bar and plenty of cupboard storage, perfect for culinary masterpieces.

This stunning home boasts not just one, but two spacious living areas. The family room is a cozy retreat, featuring an open brick fireplace, ideal for winter game nights with your loved ones. Just a short walk from the kitchen, you'll find the lounge room, equipped with a reverse cycle split system air-conditioning, plush carpet, and a sliding door that leads to the backyard.

After a long day, retire to the main bedroom, which offers a split-system air conditioner, a full-length window with a picturesque view of the front garden, and a built-in wooden wardrobe for all your storage needs.

The remaining three bedrooms also feature built-in wardrobes, plush carpeting, and ample natural light that fills each room.

This property boasts two bathrooms. The main bathroom exudes a classic charm with its mosaic floor tiling, bathtub, cream vanity for your storage needs, and a large mirror. The second bathroom serves as a convenient combination of a bathroom and laundry, complete with a toilet, shower, and backyard access, perfect for washing off after a visit to one of Hopetoun's stunning beaches.

But the true beauty lies in the backyard, which serves as the ultimate entertaining hub. With its expansive lawn area, it's the perfect spot for hosting summer barbeques and creating lasting memories with friends and family. You'll also find two rainwater tanks and two garden sheds, providing ample storage for all your tools and equipment.

With the heart of Hopetoun only a 2 minute\* drive down the road, find comfort in the services provided which include IGA Supermarket, doctors, local sports centre, Hopetoun Primary School on the corner, tavern and the amazing Fitzgerald Biosphere to explore.

### Listed By

Samantha Payne  
Phone: (08) 9382 3959

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