



## 11a Cooke Street HILTON WA 6163

 3  2  2

LEASED BY EMPIRE 8 DAYS

Date available: Now

[Book Inspection](#)

### LEASED BY EMPIRE

Encapsulating the essence of Hilton, this eco-friendly / energy saving family home is a must see with its unique features that will save you money every single day. The location is perfect, positioned on a quiet street in a friendly and family orientated suburb.

Immaculately presented and packed with an alluring combination of warmth and charisma, this 3 bedroom home exudes plenty of personality, to create a harmonious atmosphere that you'll fall in love with!

#### Unique Property Features

- ☐Solar Electricity (11 x 250 Watt German Solar Panels & 3kw Bosch Inverter)
- ☐Solar Hot Water System
- ☐Grey Water Recycling servicing the gardens
- ☐Rainwater Tank
- ☐Eco-friendly construction with insulation inside the walls to maximise energy saving & sound dampening
- ☐Beautiful and functional kitchen includes gas stove top, double sink, double fridge recess, plenty of bench/cupboard space & dishwasher
- ☐Large and light filled open plan living | dining | kitchen with hard wood floor boards

- Second family area
- Reverse cycle air-conditioning to main living and master bedroom
- Gas bayonet to main living
- Three large bedrooms with built in robes
- Master bedroom with WIR & ensuite
- Two modern bathrooms with quality fittings throughout - main bathroom with separate bathtub
- Separate laundry with ample cupboard & bench space
- Quality double sheer & block out blinds throughout
- Security alarm
- Neatly landscaped and fully enclosed rear garden
- Automatic double garage with large storage nook
- Suitable pets can be considered upon application
- Long lease preferred, 12 months plus
- Available from 15 Feb 2019

Sitting pretty in this wonderful tree-lined neighbourhood offers an outstanding opportunity to live & enjoy the benefits of shopping, cafes, transport, parks and popular schools being so close by. Short drives of 8 min to Fremantle and South Beach, 10 min to Fiona Stanley & St John of God Hospitals, 10 min to Murdoch Uni & Freeway access.

This unique property has a charm that never goes out of style and will not be available long, call today to see for yourself.

\*\*\*\*\* YOU MUST REGISTER TO VIEW THIS PROPERTY VIA OUR WEBSITE \*\*\*\*\*

<http://www.empireproperty.com.au/property-management/for-rent>, Search for your property and click on "Book Inspection" \*\*\*

Applications will be made available at the viewing.

For further inquiries please email Pamela Pereira at [pm2@empireproperty.com.au](mailto:pm2@empireproperty.com.au)

# Gallery

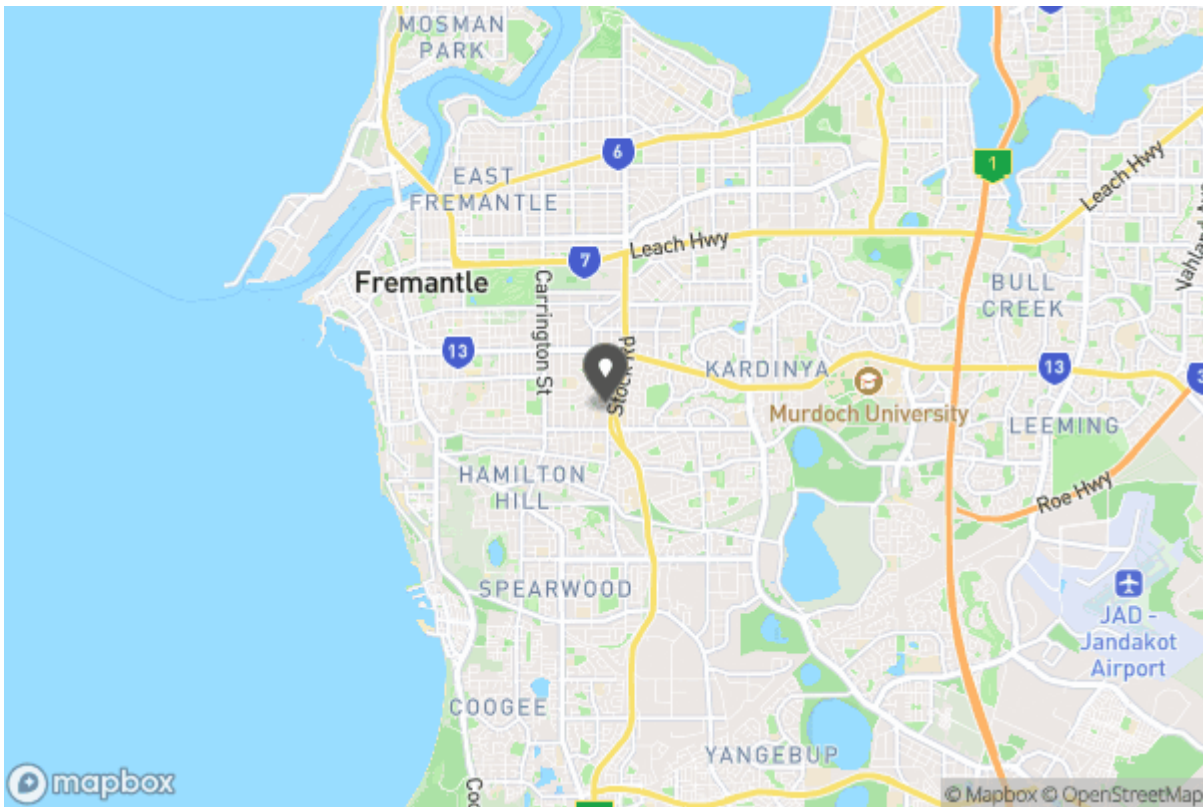








# Location Map







Don't forget to  
confirm your  
inspection by  
SMS or email

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10 Elder Place

Fremantle WA 6160

## Why Book with Empire Property Solutions

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](https://app.inspectrealestate.com.au/RegisterOnline/1form.aspx?agentID=REVEMPREPROP&uniqueID=12409401)

<https://app.inspectrealestate.com.au/RegisterOnline/1form.aspx?agentID=REVEMPREPROP&uniqueID=12409401>

[Download Application Form](https://inspectre.blob.core.windows.net/attachments/4138862e-2f97-4ef1-bb71-25ba754c4d1a.pdf)

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