

1/18 Whitton Street, Hamilton Hill, WA 6163

THE AGENCY

House For Sale

Wednesday, 29 November 2023

1/18 Whitton Street, Hamilton Hill, WA 6163

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 215 m2

Type: House



Team Trolio

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CONTACT AGENT

Remember the #1 rule when buying Real Estate... LOCATION LOCATION LOCATION!!! Well we have that well and truly covered here. Located in arguably Hamilton Hill's most sought after and desirable precinct, with Manning Ridge and the Davilak Heritage Trail essentially as your neighbour, awaits this ultramodern and light filled street front residence. Oh did we also mention that this relatively recently nominated MBA awards luxuriously appointed home is also discretely located in a cul de sac. Features include but are not limited to:

- Super practical and sleek kitchen design with stone benchtops plus island bench, ample cabinetry (soft closing) 900mm stainless steel cooking appliances, dishwasher, fridge/freezer recess
- Open plan family and dining bathed in an abundance of light with full width glass doors, spilling effortlessly to the huge outdoor entertaining and living wrap around balcony, that doubles down as TWO extra living areas
- Stunning natural reserve vista directly off the living zones and sprawling balcony offering the ultimate setting for reading the morning paper or your favourite book, that afternoon cuppa while taking in the sunset and unwinding from your hectic day with the singing birds & nature as your backdrop
- Huge Master bedroom (King Size) located on top floor, stunning feature ceiling fan, plantation shutters, quality carpets and huge built in robes (x3)
- Ensuite to master bedroom features double vanity, shower and separate toilet and bay style windows ensuring natural light from the northern aspect
- Beds 2 & 3 are located on ground level and are also generous in size (Queen) carpeted with BIR's and have access to the spacious enclosed front courtyard with stunning reserve outlook
- Reverse cycle split system air conditioning
- Led downlights
- Easy care and low allergy flooring to kitchen, family and meals
- Double garage plus store annexe
- Low strata fees
- Boutique development of only 7!
- Phenomenal proximity to an array of major nature landscapes, attractions & amenities including 1km to Manning Park 1.4km to Manning Park Playground 1.6km to South Fremantle Marketplace 1.7km to Manning Stairs 2km to South Beach 2.2km to North Coogee Dog Beach 4km to Fremantle Markets 4.4km to Notre Dame University 4.4km to Bathers Beach

Team Trolio welcome your enquiry and invite all real estate agents to introduce buyers to this home

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.