

# 11 Hood Street, Hamilton Hill, WA 6163



## Sold House

Tuesday, 27 February 2024

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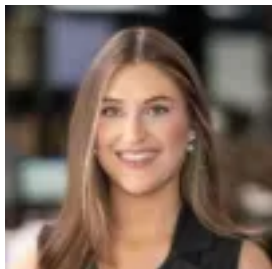
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 442 m2**

**Type: House**



Hannah Tallon

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## Contact agent

A picture-perfect weatherboard façade framed in leafy hedging & emerald turf evokes white beach house charm. This traditional cottage teeming in natural light, is just a few minutes from Freo, with newly installed exterior cladding, a huge eco deck out front & jarrah strip flooring throughout. Refreshed and rejuvenated from a full makeover, this low-maintenance home presents a prime opportunity to enter Hamilton Hill's endearing, family friendly community. From the front, the breezy open plan living & kitchen overlook the decking area with wonderful street elevation over the private garden and neighbourhood beyond. An original fireplace acting as a room divider, anchors the room and provides subtle separation to the sunroom or dining nook overlooking the garden. The modern kitchen includes a four-burner gas stovetop, Euromaid wall oven & Whirlpool dishwasher, while adjacent, the generous washroom provides extra storage or preparation space with direct access to the rear patio and drying court. Each of the spacious bedrooms include modern ceiling fans, one has a new split system air-conditioning unit and both with clothing storage, while a recently installed, spa-inspired bathroom, elevates the aesthetic to a whole new level. Bathed in soft natural light, this serene sanctuary exudes luxury with ceiling-to-floor rectangular tiles, stoney-grey wide set floor tiles, a bespoke fluted vanity and dreamy walk-in rain shower. The rear garden, studded by a lemon tree, green turf and a protected patio, fitted with weather protection blinds, is secured by two brand new side gates – providing the perfect enclosure for pets to roam - in addition to a driveway gate for additional parking or storage to accommodate a caravan or boat. In the front garden, the opportunities to customise & maximise the space are endless; a swimming/lap pool, kids' play kit or cubby house, and easy installation of an electric gate to create another layer of security for pets or children to enjoy. Other features include fully rewired lighting (& downlighting) throughout, recently installed wall insulation, reticulated water efficient gardens, a rear garden shed, ample parking for at least four vehicles, a gas bayonet adjacent to the fire place, new air-conditioning units & new lockable windows in the second bedroom, laundry & bathroom. Adored for its native bird life and tranquil street appeal, this enchanting home is just a 2-minute walk to leafy Baker Square Community Park & playground, along with the favoured Pear Tree café, plus several playgroups & primary schools, an abundance of cafes, grocers & amenities are nearby while popular South Terrace & South Beach are just a quick five-minute drive away.

- Jarrah flooring throughout
- Completely insulated & reclad (vivid white) exterior
- Grand eco-deck overlooking garden
- Fully rewired lighting – downlighting throughout
- Brand new spa-inspired, minimalist bathroom; walk-in rain shower, designer fluted basin/vanity, ceiling-to-floor rectangular tiles
- Ceiling fans & robes in bedrooms
- New reticulation to water-efficient (newly landscaped & picket fence enclosed) garden/s
- Rear garden shed + additional secure parking (caravan or boat)
- Two new (lockable) side gates
- New split system air-conditioning units in bedroom & kitchen/living
- New lockable windows in bedroom, laundry & bathroom
- Parking for up to 4 vehicles (provision for front electric gate) + generous verge parking
- Just 250m to leafy Baker Square Community Park & playground + Pear Tree cafe
- 20-minute walk to Winterfold Primary School & East Hamilton Primary School
- Close to The Grocer & The Chef, Woolworths Fremantle South, Peaches, Gilberts Fresh and Freo Farmer's Market.
- Short drive to South Beach & South Freo lifestyle strip.

Council Rates: Approx \$1,686 per annum  
Water Rates: Approx \$902 per annum  
Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.