

# 11A Amberley Way, Hamilton Hill, WA 6163

 buymyplace

## Sold House

Tuesday, 3 October 2023

11A Amberley Way, Hamilton Hill, WA 6163

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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1300289697

**\$760,000**

Phone Enquiry ID: 225316 This almost new green title home is nestled on the cusp of a cul-de-sac, in a quiet and private pocket of Hamilton Hill. Embracing light in all of the right places, with quality finishes and low-maintenance functionality. Smart positioned windows in the kitchen flood the room with light, allowing the morning sunrise to showcase beautiful skies whilst making your morning cuppa. Situated as a rear property and providing the extra private setting is the long driveway, which would easily allow a gate to be installed to keep children, pets, or both, safely inside allowing space at the front of the property to be utilised. The functionality of the kitchen window also allows you to view the driveway and front entry. Upon entering the home, you will feel the sense of a modern and well thought out house design. The master bedroom, situated at the front of the house is a decent sized carpeted room with a double walk in robe that brings you through to the ensuite. In here you have the pleasure of a double vanity and shower with a functional wall mounted 2 in 1 shower rail. In the heart of the home is the main open plan living/dining space; the stunning kitchen has upgraded cabinetry finishings, pot drawers, integrated range hood, plumbed fridge recess, soft close cupboards, stylish feature open shelving, microwave recess and storage problems will be a thing of the past in here. With lovely stone bench tops, there is plenty of space for all budding chefs in this kitchen. Food prepping whilst entertaining is made easy with a generous waterfall island bench, featuring an attractive double sink with all of the accessories for functional reasons. A gas stovetop and 900mm oven make your time in this well designed space, time well spent. Including; the easy care hybrid flooring, upgraded 31c shadowline cornices, living room flooded with plenty of light flowing through the sheer curtains that follows out into an alfresco area that captures that northern sunlight, with an easy care garden. Perhaps the double door carpeted theatre room that could also double as a 4th bedroom, would help you realise this home ticks many boxes. To the rear of the house you will find bedrooms two and three, both with built in wardrobes and carpeted for comfort under-foot. A family bathroom here including a bath for those evenings you wish to relax after a days work. A laundry that was planned with families in mind, plenty of bench space and storage here as well. Light filling the room with a glass door access to the drying court. Just off the laundry hall is a decently sized double linen cupboard with perfect proportions for the home. Reticulated easy care gardens, modern reverse cycle heating/cooling with different zones so that everyone is comfortable in their space and a double garage with rear access. Situated only a short stroll from Manning Lake, a few minutes drive to Coogee Beach or South Beach, plenty of shopping and cafes nearby; it is safe to say that this house will impress those looking for a conveniently located, new, secure and stylish home without needing to wait for lengthy build times. Total size of the home is 217.41sqm (includes garage and alfresco)