

# 12 Hume Court, Parmelia, WA 6167



## House For Sale

Wednesday, 14 February 2024

12 Hume Court, Parmelia, WA 6167

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 728 m2**

**Type: House**



Jackie Newman  
0895249899

**Fr \$499,000**

A real hidden gem, full of character & charm, and set on a fabulous cul-de-sac block adjacent to open parklands. This is definitely a must-see property, that should not be missed. Opal Realty are delighted to introduce number 12 Hume Court in a popular & quiet pocket of Parmelia. Set on a magnificent 728sqm block, this cottage-style, character home will open up a world of possibilities, appealing to both owner occupier and investor alike. Potential packed and guaranteed to delight, it delivers an increasingly rare opportunity to secure an affordable foothold in the current market or acquire that solid investment for the future. Built in 1971, and absolutely loaded with original features including the stunningly beautiful jarrah flooring, the home has recently benefitted from a new Colourbond roof and stylishly renovated modern bathroom with floor to ceiling tiling. The split-level layout between living & bedroom zones and the retro glass walling only adds to the charm and will certainly inspire a unique & quirky styling. A separate lounge is both warm, characterful & comfortable and presents the perfect place to relax or entertain, while the practical kitchen-diner offers good storage, a freestanding oven and is a great space for a casual cuppa or family dinner. The adjoining laundry is ideally positioned and includes additional storage, trough, access to a second WC and leads outside onto the rear patio. The three bedrooms on offer include a generous master with enormous triple sliding robe for storage and an individual split system air-conditioner for personal comfort. The second bedroom also offers good proportions, a double robe & air-con, while the third would make a fantastic study or nursery and overlooks the pretty front garden. Stepping outside and the potential on offer becomes clearly evident. A substantial & semi-enclosed rear patio delivers an entertainers delight and massively increases the versatility and usable space for the entire family to enjoy. A high clearance garage roller door delivers access thru to the large rear garden, which currently boasts two storage sheds, but which could, subject to approvals, offer the space for a multitude of options including a pool, workshop or granny flat. There is space galore outback for the dogs to run or for the kids to have endless adventures, while out front, the attractive, neat & tidy fenced garden and extensive parking options, means there is room for the boat, caravan, work trailer or whatever you need. Wonderfully located within easy reach of local amenities & transport links, this charming, cottage-style delight is simply packed to the rafters with potential, unique style & endless possibilities. Opportunity certainly knocks here, as these hidden gems do not pop up too often. Contact Jackie Newman on 0405 750 768 for further information & inspection details. Disclaimer: This property description has been prepared for advertising and marketing purposes only. The information provided is believed to be reliable and accurate. Buyers are encouraged to make their own independent due diligence investigations / enquiries and rely on their own personal judgement regarding the information provided. Opal Realty provide this information without any express or implied warranty as to its accuracy or currency.