

# 12 Stratton Street, Hamilton Hill, WA 6163



## House For Sale

Wednesday, 29 November 2023

12 Stratton Street, Hamilton Hill, WA 6163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 508 m2**

**Type: House**



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## Please Call for Details

12 Stratton Street, Hamilton Hill, is a quintessential 60s cottage boasting an impressive extension rarely seen in this era's renovated homes. This home blends classic charm and modern living. Offering unrivalled convenience with easy access to parks, beaches, popular Fremantle amenities and even a café on your doorstep, ideally suited for families or young couples eager to secure a home with all the creature comforts - that still offers room to make it their own. Sitting on a 508 sqm Green Title Lot, this home is not to be missed. Nestled west of Carrington Street, in one of the most tightly held pockets of Hamilton Hill, this home is a classic example of contemporary design seamlessly integrated with its 1960s origins. The north-facing open-plan living and dining area, bathed in natural light, complete with a cosy study nook, forms the heart of this residence and makes the home truly special. Enhanced with sleek downlights, this space is unparalleled in its modernity and flows effortlessly thanks to warm timber floorboards, thoughtfully unifying the extension and original cottage. The tastefully designed kitchen is a chef's dream, boasting stone benchtops, an island breakfast bar with a double sink, a freestanding gas cooker and oven with range hood, a dishwasher, and a large integrated pantry, all finished in a pristine gloss white cupboards. This culinary haven, coupled with the spacious living and dining areas, is serviced by a large split system air conditioner, ensuring comfort throughout the year. Accommodation includes three generously sized bedrooms, each also complimented by the aforementioned wide timber floorboards. The main bedroom is a nod to the home's heritage, featuring a quintessential fireplace, adding a touch of character to the space. An updated bathroom services the bedrooms complete with a shower over bath, clean white aesthetics, and ample shelving for toiletries. A laundry and separate w/c sit just off the robust living space and round out the amenity offered inside the home. Step outside through the large sliding doors, and the home's connection with the outdoors becomes apparent. Choose between the versatile rear yard with multiple sitting areas, a grassy patch ideal for pets and children, and a handy garden shed or lush front yard, shaded by established trees, including a Rottneest Island Pine, offering privacy and a fantastic retreat. Side access on the eastern side of the property allows for easy movement of more oversized items to the backyard. Location, Location, Location. 12 Stratton Street is just 200m from the charming Kerry Street Pear Tree Cafe, 450m from Bakers Square, 350m from Dixon Reserve, and 2.3km from the vibrant South Beach and South Fremantle. The sellers' favourite highlight though? Ordering breakfast from the Pear Tree Cafe and enjoying it hot and fresh at home, thanks to the unbeatable convenience of this exceptional locale. At a glance: - 60's Cottage featuring Timber Floorboards.- Freshly painted- Three bedrooms, one bathroom, parking for several vehicles.- Large modern north facing rear extension for living/dining.- Study nook- Split System Air conditioner- Laundry with wc.- Gas instantaneous hot water system- Garden Shed- 508sqm Green Title lot (Zoned R30)