

13 Dianne Street, Hamilton Hill, WA 6163



House For Sale

Thursday, 4 January 2024

13 Dianne Street, Hamilton Hill, WA 6163

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 762 m2

Type: House



Ana Vizcaino
0416197012

End Date Sale

END DATE SALE: Offers close 15 January 2024 12.00PM AWST. The seller reserves the right to accept an offer prior to the close of the end date sale. In a premium 'Bakers Square' location popular with creative and artistic folk, this charming character home epitomises Freo style with a massive rear extension, and an elevated verandah with stunning sunset views, amongst other unexpected features. Situated on a large 761 sqm allotment zoned R30/40 with duplex/triplex subdivision potential, or the option to extend the current home. Adjacent to Bakers Park, the home is set back off the street behind native garden. A sweet front porch offers a peaceful spot to enjoy the local birdlife. Inside this artistic residence, character-filled spaces blend seamlessly with modern additions. The real 'wow!' factor of the home is the massive extension that houses a bright and airy living area with extra high vaulted ceilings, dormer windows and aggregate concrete flooring. Natural light and the sea breeze stream in through glass doors and windows. There is plenty of room to entertain in the dining and lounge area, where guests can spill out onto the verandah. Meal preparation will be a pleasure in the spacious kitchen, featuring quality Neff appliances, including a dishwasher. And the large island bench with a waterfall countertop offers a place for casual dining, or to chat to the cook. Several sets of glass doors overlook the rear garden, and open out to a private, elevated verandah with timber decking. Here you can enjoy treetop views across Hamilton Hill, and watch as the sun sets over the ocean, painting the sky in glowing hues. The tropical-themed garden consists of green lawn surrounded by a variety of fruit trees including mango, avocado, guava, and limes to name a few. You won't need to shop in the produce aisle when you can pluck fruit from your own mini orchard. To the side of the home, a courtyard is ready to be planted out, possibly with a veggie garden. Or you can take up the vision the current owners had for the property and add a studio and double carport here. Plans for these, as well as an ensuite bathroom off the main bedroom, have already been approved. The main bedroom has a walk-in robe and private access to the front garden, creating a relaxing retreat for parents. There are a further three well sized bedrooms, including a special loft bedroom with angled ceilings and high windows. This space would also be perfect for an art or craft studio, home office or yoga room. This home is designed for vibrant and rich living, encouraging creativity and connection to nature through the beautiful garden surrounds. The large block offers the potential to expand further adding even more living space. Within walking distance to Kerry Street Pear Tree café, a local favourite, and with easy access to central Fremantle, CY O'Connor Beach and South Beach. South Fremantle Senior High School close by. 4 bedrooms 1 bathrooms 2 car 761sqm land zoned R30/40 duplex/triplex subdivision potential Premium Bakers Square location Large, modern extension housing the living area Second separate lounge room Reverse cycle air conditioner in living area Ceiling fans throughout Ample built in storage throughout Large laundry with lines press Three study nooks for students, working from home Decked front and rear verandas Established native and tropical gardens Garden shed Council Rates: \$2,029.00 approx. per annum Water Rates: \$1,284.62 approx. per annum Please call Ana Vizcaino on 0416 197 012 for further details.