

**13(As know 14B)/152 Hamilton Street, Queens Park,
WA 6107**

House For Sale

Friday, 24 May 2024



13(As know 14B)/152 Hamilton Street, Queens Park, WA 6107

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 340 m2

Type: House



Regina Shi

0433686803

UNDER OFFER BY REGINA!HOME OPEN CANCELLED!

If you are first home buyer, small family, investor or downsizer? Regina Shi is excited to present to market this one of a kind home, enjoy a contemporary house set within the well sought after suburb of Queens Park, perfectly positioned 600m walk to St Norbert College, 900m walk to Saint Joseph's School, 950m to Queens Park Train Station, 1.4km to Cannington Leisureplex, 2.4km to Westfield Carousel Shopping Centre. This captivating 3-bedroom, 1-bathroom residence exudes charm and warmth, offering an exceptional opportunity for first-time buyers and investors. This is a rare gem where you can step right in and start enjoying life without a single worry. Situated on an easily manageable 340m² block. Inside, this much-loved home boasts 3 bedrooms, spacious living area, 1 bathroom, separate large laundry and separate toilet. Living room and each bedroom with air conditioners. Step outdoors to discover the spacious easy-care paved back yard. There is a big patio where you can sit and enjoy keeping an eye on to children. There is plenty of room for the whole family. The suburb is becoming increasingly popular for young couples and families, with its close proximity to shops, schools and parks. Why your whole family will love living HERE:- Next to the St Norbert College- Kid friendly own driveway- 4 Air-conditioners. Living room and each bedroom with air conditioners throughout for year-round comfort- 3 good size bedroom - Plenty car parking area -Huge Shed plus storage room- Solar energy- Huge backyard to unwind, create and play in - Big Patio- Thoughtfully flooring and tiled throughout- Entertainers will appreciate the separate living room - Investors!!! This home is ready to rent - Easy care front and back garden- Close proximity to schools, shops, and parks- Electrical cook top- Breakfast Bar- Great investment- Convenient location- Close to public transport- Close to Westfield Carousel

PROPERTY INFORMATION: Built: 1989 Block: approx. 340sqm Building area: approx. 195sqm Water rates: approx. \$1020 per annum Council rates: approx. \$1,685 per annum Strata Fee: \$710/quarter Location:-600m to St Norbert College-900m to Saint Joseph's School-950m to Queens Park Train Station-1.4km to Cannington Leisureplex-2.4km to Westfield Carousel Shopping Centre.-10km to Perth CBD-8km to Perth airport EASY access to Welshpool Rd, Leach Hwy, Albany highway Don't miss this once in a lifetime opportunity and be sure to express your interest with Regina on 0433 686 803. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.