

**14/152 Hamilton Street, Queens Park, WA 6107**



**Sold House**

Friday, 25 August 2023

14/152 Hamilton Street, Queens Park, WA 6107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Type: House**



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**\$430,000**

Introducing 18/152 (title refer to this unit as 14/152) Hamilton Street, Queens Park. Don't get lost as this property sits on the corner of Hamilton St and Centre Street, offering an exceptional north facing standalone villa, with abundant parking spaces. This remarkable 3-bedroom, 1-bathroom, double car port property is totally detached from the other units in the Hamilton Street complex with its own street frontage. One of the many outstanding features of this villa is its private off-street parking, capable of accommodating up to 5 cars or additional recreational vehicles such as caravans and trailers, which is a rarity in most homes. Furthermore, this villa boasts the advantage of having no common walls, offering a sense of privacy. Its prime location is incredibly convenient, with shops, schools, and public transport all in close proximity. If you seeking a low-maintenance lifestyle, this property is ideal for you. It suits first-time buyers, small families, or those looking to downsize while still desiring ample space for additional belongings. Great tenant in place with rental of \$480 per week, until January 2024. Key features of this villa include: \* An inviting entrance hall \* A generously-sized lounge area \* An open-plan kitchen and dining area that seamlessly flows onto an undercover alfresco dining and garden area, providing abundant safe spaces for children to play \* The kitchen is equipped with ample benchtop space, storage cupboards, a double oven, and electric cooking facilities \* A separate laundry room \* A well-proportioned main bedroom along with two additional bedrooms, all featuring built-in robes \* A family bathroom complete with a shower, handbasin, and bathtub \* A separate toilet. Additional features of this property comprise: \* Split system air conditioning units in all bedrooms, the living room, and dining area \* Parking space for up to 5 cars \* Laminate plank flooring throughout, ensuring easy cleaning and maintenance \* An electric hot water system \* A security alarm \* An external store room. The villa's exceptional location provides easy access to various highways, facilitating convenient commuting to the city and the airport. The Carousel Shopping Centre serves as the primary shopping hub in the area. You'll also find an array of excellent schooling options nearby, including Queens Park Primary, St. Norbert's College, St. Joseph Primary School, and Sevenoaks Senior College, among others. For recreational activities, the Canning Leisureplex is in close proximity, catering to the exercise needs of families. Additionally, public transport options and the Queens Park train station are conveniently located. Shire Rates PA: \$1,685.70 Water Rates PA: \$977.05 Strata Admin PQ: \$396.00 Strata Reserve PQ: \$144.00