

14/41 Sawle Road, Hamilton Hill, WA 6163



Unit For Sale

Monday, 20 May 2024

14/41 Sawle Road, Hamilton Hill, WA 6163

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 139 m2

Type: Unit



Simon Oeij

0402901367

High \$500k's

Immaculate like new home in a gated community of well taken care homes this well designed light and bright home will suit the first home buyer, down-sizer and investor. With solid flooring in the living space, stunning kitchen and easy care paved rear courtyard to entertain be impressed with the convenience and freedom you will benefit from living at 14/41 Sawle Road, Hamilton Hill. **DINING AND LIVING** Well positioned kitchen provides natural light and ambient atmosphere to cook up your favourite delights all year round. With stone top benches including a mini-breakfast bar, matching stainless steel kitchen appliances and space for a plumbed fridge with tap to connect an ice and water dispenser. Plenty of cupboard space above and below adorns the kitchen with a two tone colour scheme above the gas cooktop and and double sink that will see minimal use thanks to the stainless steel dishwasher included. The dining and living space blend into each other with room to enjoy a meal seated at a table or at other times on the couch for the informal cosy meal in front of the TV. Outdoors the paved courtyard is generous in area with room to entertain as well as utilise in the summer times and bask in the sun. **BEDROOMS AND BATHROOMS** Carpeted bedrooms feature white ceiling fans and floor to ceiling built in robes with mirrored sliding doors. Generous sized master suite includes and ensuite with with semi-frameless glass shower screen, toilet and vanity basin with stone top. The master suite also opens out to the courtyard providing that added extra light to brighten up your day. The second bedroom is generous in size and utilises the main bathroom with toilet and a similar specification as the master suite. **LOCATION** Between the lake and sea Hamilton Hill spoilt for natural parks and reserves with the Bibra Lake a few minutes East and the Indian Ocean a few minutes west. Home of the Cockburn Cougars the Wally Hagan Basketball Stadium (1.7kms) is nearby and Perth's only and largest them park Adventure World (4kms) are all within a short distance. For all the pet and beach lovers CY O'Connor beach (4kms) is so close it begs to belief how affordable housing can be so close to the coast. With Fremantle only 6kms away the hustle bustle of port side living is on your door step with famous cafe's and restaurants begging you to try their menus all year round. A quick search on google will illustrate how spoilt for choice this home is and that real estate is all about location, location. - 139sqm- Split System Air-Conditioning- Stainless Steel Kitchen Appliances- Gas Cooking- Dishwasher- Built in Robes- Ceiling Fans in Bedrooms- Timber Floors in Living Areas- Easy Care Garden- Rear Paved Courtyard- Beach (4km)- Adventure World (4km)- Fremantle Cafe Strip (6km) Please contact Simon Oeij on 0402901367 for more information, a viewing or to make an offer.