

**14 Southend Road, Hamilton Hill, WA 6163**



**House For Sale**

Wednesday, 12 June 2024

**14 Southend Road, Hamilton Hill, WA 6163**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 788 m2**

**Type: House**



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## UNDER OFFER WITH MULTIPLE OFFERS @ FIRST HOME OPEN

Discover your dream home in the heart of the highly sought-after Manning Park precinct! This spacious residence boasts four bedrooms, two bathrooms, and multiple inviting living areas, perfect for a growing family. Step outside to a generous alfresco area, ideal for entertaining or simply enjoying the serene surroundings. Situated on a sprawling 788sqm green title block, this property offers endless possibilities—move in now or add your own personal touch. With its prime location near South Beach and convenient access to all essential amenities, this home offers the perfect blend of comfort, style, and potential. Don't miss the opportunity to make this your own personal oasis!

- Generous chef's kitchen offers plenty of bench and cupboard space, 4 gas hot plates, tiled splashback, double sink, 600mm wall oven and grill, walk in pantry, Miele dishwasher, double fridge recess, microwave recess and shoppers entry
- Formal lounge
- Activity room
- Dining area
- Open plan living room/ family room with high raked ceilings with feature timber beams
- Huge paved outdoor alfresco area, the perfect place for summer BBQs and entertaining family /friends
- Fibreglass swimming pool (currently drained)
- Generous master bedroom offers walk-in robe, automatic roller shutter and generous en suite composing of shower, bath (spa jets don't work), single vanity and separate WC
- Bedroom 2 is queen sized with recess
- Bedroom 3 is queen-sized with built in robe
- Main bathroom offers bath, shower, single vanity and storage cupboards
- Bedroom 4 is double sized with automatic roller shutter
- Large laundry and separate WC
- 3 phase powered workshop
- Double door entry
- Gas storage hot water system
- Double automatic carport and paved parking bays
- Security screens
- Double linen cupboards

Ideal location directly opposite Manning Park, close to public transport, shops, schools and walking distance to South Beach.

DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent or the client, guarantee their accuracy. Interested persons are advised to make their own enquiries. The particulars contained are not intended to form part of any contract.