

**143 Hamilton Street, Stirling, WA 6021**



**House For Sale**

Friday, 3 November 2023

**143 Hamilton Street, Stirling, WA 6021**

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 4**

**Area: 462 m2**

**Type: House**



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## AUCTION ONSITE DEC 16TH AT 9AM

With a distinctly Mediterranean feel and a somewhat unconventional facade, 143 Hamilton Street is a large, contemporary, and well finished family residence. Built around 2007, the stylish five-bedroom, four-bathroom residence is a magnificent example of an intelligent floorplan offering zoned living, flexible guest arrangements or options for multi-generational living. Once you pass through its wide double door entry portico, the reveal is quite remarkable. Reminiscent of an opulent European manor, the eye-catching double staircase and full line of sight through to the living zone at the rear create an immediate sense of both scale and intimacy. A superb cork floor underfoot, high ceilings and wide-open spaces lead through double doors to the spacious and open plan dining and kitchen area. As the command central of any home, this is a space that is geared for family gatherings of any size. Easily scaled to entertain dozens of hungry guests, it offers the ability to bring together those important in our lives to laugh, share stories and plan future endeavours. Cleverly partitioned to the rear of the home is another fantastic living space. The large and light filled room opens out to one of the alfresco areas and offers the flexibility to be used as a formal living, media, or children's playroom. With three full size bedrooms downstairs and two upstairs, the floorplan theme is really all about versatility. One of the downstairs bedrooms opens out to a second alfresco and is complete with built in robes. It is serviced by a large, well-appointed family bathroom and separate WC and could easily serve as guest or visiting family accommodation. The opposite side of the home offers the executive Master Suite, another generously sized bedroom and a beautifully finished bathroom. The theme of highly functional, zoned living continues upstairs. Choose your staircase to access the vast open plan living arrangements on the first level. Cleverly using all available space, the entire floor has been utilized. Two good sized bedrooms, a further well-equipped bathroom, separate powder room and gym or yoga room cater for a range of family dynamics including teenage retreat, guest or longer term multi-generational living. The east facing front balcony area overlooks the street and acts as the upstairs alfresco. At a glance; -Expansive double storey five-bedroom, four-bathroom home on 462m<sup>2</sup> of green titled land -Built in 2007, it is a low maintenance and highly secure versatile family residence -Completely re-painted inside and out, with brand new carpets throughout -Large kitchen with expansive workspace, dark grey bench tops, commercial grade five burner gas cooker, fitted pantry, double sink and significant under bench and overhead cabinetry -The Master Suite enjoys extensive full wall, mirrored sliding door robes, a gorgeous ensuite bathroom with full height custom tiling, double vanities, large shower recess, separate toilet, and a large spa bath -Bathrooms enjoy custom floor to ceiling feature tiling, large shower recesses, two spa baths (one is a deluxe double spa) and a total of four toilets -Flooring is a combination of beautiful cork, carpet and timber lined staircases -Ducted reverse cycle and zoned air conditioning -Rinnai instantaneous gas hot water system -Intricate high gloss, black finish balustrades and guard rails on the stairs and first floor -Clever built-in alcove library upstairs -Further attic storage accessed from upstairs -Large, highly functional laundry with great bench space, cupboard, and overhead storage -Large two car garage with internal shopper entry, extra storeroom, and side access to the rear of the home. Brand new Merlin remote controlled garage door with Wi-Fi connectivity. Extra paved off-street parking for a further five vehicles -Type 2 wall mounted Tesla vehicle charger -Growatt 6.6kw solar panels with 5kw SMA inverter and smart home connectivity -App controlled AV Intercom home entry system -NBN connected -Combination of LED and halogen lighting with touch screen dimmer settings downstairs -TV/Foxtel points to living areas and the Master Suite with ethernet access to the Master, guest, and downstairs living -Roller shutters on all downstairs windows and doors -Large floor mounted safe with electronic keypad -Two alfresco areas, one with outdoor kitchen plumbing for flexible outdoor entertaining -Wide selection of plants including a banana tree, mango, lemon, curry leaf, pawpaw, and avocado trees -Mains reticulation to both front and back gardens and newly installed, low maintenance landscaping This is an executive family home in the highly sought after inner-city suburb of Stirling. With an easy walk to Candella Square and Roselea Shopping Centre, it is also only minutes to the freeway, parks, local schools, and CBD. Its connectivity to both the city and beach, access to the major retail and entertainment precincts of Karrinyup and Innaloo, make this an exciting opportunity to secure an extensive, well-crafted, and low maintenance residence in a prime central position. To organise your own private inspection contact Vivien Yap on 0433 258 818.