

# 147 Clontarf Road, Hamilton Hill, WA 6163

## House For Sale

Monday, 30 October 2023

147 Clontarf Road, Hamilton Hill, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 1133 m2

Type: House



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## Offers From \$1,200,000

Set on an expansive 1,133 sqm Green Title block, this impressive property is a rare gem in the heart of Hamilton Hill. Just moments away from South Beach, this renovated 1960's home offers a harmonious blend of vintage charm and modern convenience. The main residence boasts two spacious king-size bedrooms, complemented by a dedicated office/study space. A studio/granny flat provides its own entry, fully equipped kitchen, bathroom, separate WC, a generous dining/family room that leads to private courtyard, one bedroom plus an additional living room/second bedroom. If its a extra large family home you need, the opportunity exists to remove an internal timber framed wall and expand the floor plan to a four bedroom plus study, two bathroom home, whilst maintaining a second kitchen with a one bedroom studio and own entrance. A highlight is the family-sized swimming pool, set next to the double garage. The vast block and it's 26.8m frontage, offers potential for triplex development, signalling prime subdivision possibilities. The interiors glow with abundant natural light, complementing the inviting ambiance created by Jarrah floorboards and high ceilings. Culinary enthusiasts will appreciate the kitchen complete with a 900mm oven, 5 gas burners, tiled splashback, stone overlay benchtops and a host of modern amenities. Designed for both entertainment and relaxation, the home features multiple living areas, including an open-plan kitchen and lounge space that flows onto an undercover alfresco area overlooking the pool. The generous master bedroom with reverse cycle air conditioning and large windows overlooking the front garden, leads to a private courtyard and features a walk-in robe with built-in cabinetry. Convenient drive-through access is available to the double automatic garage. With the inclusion of 16 solar panels, this home is both environmentally conscious and energy-efficient, saving you money and reducing your carbon footprint. Adding further charm is the separate studio/granny flat, enriched with its own kitchen, a private entrance and a grassy courtyard. Location is key, with easy access to public transport, excellent schools nearby and parks and shops within walking distance. Valued at offers above \$1,200,000, this property is a fantastic opportunity for savvy investors and those wanting a large family home and land holding with future development potential. Don't miss out on the chance to make this remarkable property your own. Contact Western Australia Sotheby's International Realty today to arrange a private viewing and discover the endless potential and lifestyle this property has to offer. Water Rates: \$1052.28pa Council Rates: \$1500 - \$1600 pa