

# 14A Halkin Place, Hamilton Hill, WA 6163



## Sold House

Monday, 18 March 2024

14A Halkin Place, Hamilton Hill, WA 6163

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Linton Allen  
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**\$677,221**

Explore this charming 3 bedroom, 2 bathroom residence featuring a spacious sized chef's kitchen, seamlessly flowing open-plan living area, outdoor entertaining and double garage. This home effortlessly blends low-maintenance appeal with contemporary elegance. At the end of a cul-de-sac, nestled at the rear near local parklands, shopping amenities and just a short distance from the coastline, immerse yourself in the abundance of natural beauty and leisure activities. Perfectly suited for downsizers, first-time buyers, and investors alike, seize the opportunity as this property is sure to be in high demand!

- Stunning kitchen with 4x gas cooktop, 600mm oven, integrated rangehood, tiled splashback, pantry, fridge recess, dishwasher, dual sink, polished stone bench tops, breakfast bar, soft closing cabinetry and extra overhead cabinetry
- Open plan kitchen/living/dining with bulkhead ceilings
- Reverse cycle air conditioning
- King sized master bedroom with double built in robes, LED downlights and ensuite with shower, single vanity with stone benchtops, storage and WC
- Bedroom 2 is queen sized with double built in robes
- Main bathroom offers shower, bath, single vanity with stone benchtops and storage
- Separate WC
- Bedroom 3 is queen sized with built in robes
- Double linen cupboard
- European style laundry
- Private outdoor alfresco area
- Gas instantaneous hot water system
- Double automatic garage
- Separate storeroom

• THIS PROPERTY IS TENANTED ON A FIXED TERM LEASE UNTIL 16/05/2024 AT \$610 PER WEEK

• Close proximity to local schools, shops, public transport and the pristine waters of Coogee Beach and Port Coogee Marina

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