

# 168A Phoenix Road, Hamilton Hill, WA 6163



## House For Sale

Friday, 3 May 2024

168A Phoenix Road, Hamilton Hill, WA 6163

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 269 m2**

**Type: House**



Jane Peebles  
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## Please Call for Details

Completed in 2021, this immaculately maintained and cleverly designed three bedroom, two bathroom family home is ready for new owners to move straight in and enjoy. It is the perfect lock up and leave residence, privately tucked back off Phoenix Road, with low maintenance landscaping to the reticulated rear courtyard - a quiet and perfect spot to soak up the sun. Quality finishes such as high ceilings, ducted reverse cycle air-conditioning, large stainless steel appliances and tiles in the living areas will appeal to those wanting something modern, stylish and easy care. As you enter the property you are met by a vast open plan living area and a cool galley kitchen with an Island bench, rangehood, pantry, modern light fittings and a breakfast bar. Highlights of the space include 900mm Blanco oven with a 5-burner cooktop and Bosch dishwasher. All three bedrooms are carpeted with mirrored built-in robes to the second and third bedrooms. The master bedroom features a large walk-in robe and spacious ensuite with a rainfall showerhead and large shower hub. There is a second shower as well as a bath in the second/main bathroom. At the rear of the home, a separate laundry and linen cupboard are flanked by its own drying courtyard to keep wet clothes out of sight. There is a single lock up garage with an over height ceiling plus additional off-street parking for up to two more vehicles. This light and bright home is just 6 minutes' drive from Phoenix Shopping Centre (with Woolworths, Big W and Aldi), 10 minutes to Port Coogee Marina and CY O'Connor Beach and 13 minutes to central Fremantle. It is also close to public transport. 3 bedroom, 2 bathrooms, Single garage + two car bays Land size 269sqm Newly built Modern design High ceilings Ducted reverse cycle air-conditioning Built in robes Gas cooktops Gas hot water system Secure garage Low maintenance Close to shops and public transport Council Rates: \$1,767.45 per annum (Approx.) 2023-2024 Water Rates: \$1,144.36 per annum (Approx.) 2022-2023 Please call Exclusive Selling Agent Jane Peebles from DGRE on 0418 918 627 for further details or to organise a viewing. PLEASE NOTE while every effort has been made to ensure the given information, photos and floor plan is correct at the time of listing, this information is provided for reference only and is subject to change.