

# 16A Packham Road, Hamilton Hill, WA 6163



## House For Sale

Tuesday, 14 May 2024

16A Packham Road, Hamilton Hill, WA 6163

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Rebekah Vos-Jamieson

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## OFFERS OVER \$635,000

OFFERS PENDING Welcome to this beautiful sanctuary at 16A Packham Rd Hamilton Hill-a contemporary masterpiece created with eco-conscious living at its core. Built in 2018 using solar passive principles, this single level home has been designed to maximise style and comfort, whilst giving the utmost priority to both environmental and economic considerations, offering the creature comforts of modern convenience balanced beautifully by smart design and construction choices, providing a guilt free luxury lifestyle, without a huge price tag. Be enlightened by the abundance of natural light that floods the stunning, high-ceilinged, open-plan living and dining areas. Designed to invite northern sunshine in to warm you during the cold winter months, and provide shade during summer, this home is perfectly tailored to our Australian climate. Fully insulated walls and double-glazed windows ensure energy efficiency and year-round comfort, making it a haven in any season. The gourmet kitchen is a chef's delight, featuring stainless appliances, gas cooktop, electric oven, stone benchtops, and ample storage space-perfect for whipping up a culinary masterpiece or entertaining guests with ease. The interior is finished with beautiful bamboo flooring, split-system air conditioning in every room, ensuring optimal comfort and style throughout. Relax in the luxurious bathroom, complete with a full-sized bathtub and bespoke slumped glass shower screens. The master bedroom boasts a private en-suite and walk-in robe, while the queen-sized second and third bedrooms offer built-in robes for added convenience. The separate laundry offers access out to a drying court. Outside, the north-facing undercover entertaining area and established native gardens beckon, offering the ideal setting for al fresco dining or simply unwinding in the sunshine. With a double carport providing secure parking, every aspect has been carefully considered for your convenience. Situated in a friendly neighbourhood with a park and children's playground just a stone's throw away, you'll feel right at home from the moment you arrive. With numerous parks, shopping centres and schools close by, and beautiful beaches, plus Central and South Fremantle café strips just minutes down the road, this is more than just a house-it's a lifestyle. Don't miss your chance to make this dream home yours. Move in, relax, and start living your best life at 16A Packham Rd Hamilton Hill. Text Rebekah on 0428 175 643 to register your interest. 280 m2 Lot Plus Common Property Driveway Council Rates: \$1,910 Per Annum approx Water Rates: \$1,184 Per Annum approx NO STRATA FEES- NO STRATA MANAGEMENT