

**17 Amberley Way, Hamilton Hill, WA 6163**



**House For Sale**

Wednesday, 22 November 2023

17 Amberley Way, Hamilton Hill, WA 6163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 842 m2**

**Type: House**



Richard Caldwell

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## Call for details...

Tightly held for 37+ years located West of Rockingham Road in the ever-popular Manning Park precinct this North Facing classic original 70's home of the era with Frangipanni's, Lemon & Line trees, Agave & a huge ornamental Cactus, is neat as a pin and positioned on the high side of Amberley Way with the convenience of having Schools, Phoenix Shopping centre/Fast food outlets/Medical & transport so close by plus the beautiful Coogee Beach just over the hill the location really says it all. A huge drawcard in this property is that there is plenty of room for the kids to kick the footy in the rear yard, summer cricket, bring the swings, slippery slide or drop in a pool, ideal for the young family, tradie/car enthusiast or what have you with a rear powered double garage ready at your disposal. Beyond the immediate charm, the property holds immense potential for future development. The R30 zoning and expansive 18.2m frontage open avenues for creating an additional block while retaining the existing home or build your dream to the rear with some clever modifications to the front existing house just like they have done next door.(4m Access can easily be created from the actual house wall to boundary fence). - Prominent 842sqm North Facing Mega Block- Zoned R30 with Subdivision Potential +- Classic 1970's Exposed Brick Entry- Super Secure Roller Shutters - Large 6x6m Powered Rear Garage & Garden Shed - Parking for all the toys Cars/Boat/Caravan- Proximity to Schools, Parks, and Shopping Centre's- Fujitsu Split A/C in Living Areas- Super Neat 3x1 70's Home with Original Features- Tidy Original Bathroom, Laundry, and WC- Deep family walk in pantry + another side pantry- Solid Brick eastern boundary fence & retaining wall- Convenient Manning Park & Coogee Beach Location Hamilton Hill offers more than just a property; it provides a coastal lifestyle enriched with community and convenience. Located in a quiet elevated street, the property offers easy walking access to Manning Park, Picture daily strolls/picnics/birthdays through Manning Park and leisurely walks along scenic bike paths to the beach along with cosmopolitan Fremantle with its eclectic blend of delicious artisanal food, cafe's, markets & bars now's your chance to become part of this amazing landscape. Additionally, major retail outlets like Big W, Woolworths, Aldi, Farmer Jacks, and various fast-food options will become your locals with the beautiful Coogee Beach and Port Coogee just minutes away beachside in summer will be a daily occurrence. Don't miss the opportunity to call this property home, Join us on November 25th at 11:00 - 11:30am to take the first step into a coastal family lifestyle that combines opportunity & the promise of growth! The property will be sold "AS IS" condition and the sellers will not be accepting any offers which are subject to structural or termite inspections but your quite welcome to bring your builder on Saturday - the property also may contain asbestos within the property in 1 fence & garage walls like most 70's homes of the era. The oven is not in working order but as far as the sellers are aware everything else is. Call Rich for details 0413 984 815\* (STA = Subject to approval)