

# 171B Forrest Road, Hamilton Hill, WA 6163

WHITE HOUSE  
PROPERTY PARTNERS

## Sold Duplex/Semi-detached

Friday, 1 September 2023

171B Forrest Road, Hamilton Hill, WA 6163

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 77 m2

Type:

Duplex/Semi-detached



Connie Handcock

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**\$520,000**

There's so much to love about this beautifully renovated two-bedroom, one bathroom home! Upgraded with every imaginable modern convenience, this gorgeous property will impress first home buyers and downsizers alike. The front and rear gardens feature low maintenance native plants, and there's a large section of lawn at the back for kids and pets to play. In addition to the single carport, you'll find plenty of additional off-street parking and a convenient double side gate to bring through a car, dinghy or trailer. Freshly painted internally, the home offers laminate timber flooring to the traffic areas, carpets in the bedrooms and tiling to the wet areas. The contemporary semi-ensuite bathroom offers full-height wall tiling, a semi-frameless shower and mirrored cabinets above the vanity. Adjacent, the laundry features an expansive bench top, cabinets above and below, and room for your washer and dryer. Fall in love with the sleek kitchen, complete with generous benches and breakfast bar, monochrome gloss cabinets and stainless-steel appliances. Situated in the open plan living and dining zone, you'll never feel excluded while cooking up a storm for family and friends. The large master bedroom includes a ceiling fan, block-out roller blinds, and built-in robes, while the second bedroom includes a reverse cycle air conditioning unit. Storage will never be an issue with a double built-in linen closet and external storage shed. Enjoy your spacious alfresco entertaining area, which features an expansive pergola with café blinds for extra shade on sunny afternoons. There's ample room for your outdoor setting, BBQ and plants! Located minutes from South Beach, North Coogee Marina, CY O'Connor Reserve and popular Manning Park, this lovely duplex also enjoys proximity to Phoenix Park Shopping Centre and the Coolbellup Woolworths and shops. Features include but are not limited to;- 2 spacious bedrooms, one bathroom- Renovated duplex home- Recently landscaped easy-care gardens- Single carport with additional off-street parking- Double side gate access- Westinghouse stainless steel kitchen appliances- Freshly painted walls and window frames- Privacy tinting to all windows- Split system air conditioning & ceiling fans- Timber laminate flooring- Electric roller shutters & block out roller blinds- Spacious pergola and alfresco entertaining area with café blinds- Large lawn area - perfect for a pet- Garden shed with additional storage behind- Double floor to ceiling linen cupboard and storage- Full height tiling in bathroom, toilet & laundry- Instantaneous Hot Water System- Led light fittings & downlights throughout

LOCATION- 1.2km to Phoenix Park Shopping Centre- 1.6km to Coolbellup Woolworths and shops- 3km to Kardinya Park Shopping Centre- 790m to Southwell Primary School- 1.5km to Fremantle College- 750m to Wheeler Park Reserve & Playground- 1.8km to Manning Park & Lake- 3.3km to North Coogee Marina- 3.2km to CY O'Connor Reserve- 3.7km to South Beach- 2.8km to Bibra Lake- 4km to South Fremantle bars and cafes

NOTE: this property is being sold with a fixed term tenancy in place until 26 December 2023. Council rates: \$1,642.48 per annum (approx) Water rates: \$770.99 per annum (approx)