

17B Hammad Street, Palmyra, WA 6157



House For Sale

Friday, 17 May 2024

17B Hammad Street, Palmyra, WA 6157

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Ana Vizcaino
0416197012

Please call for details

Offers by Tuesday, 4th June 2024 at 1:00pm AWST, if not sold prior. This appealing and versatile property, designed by local architect Richard Hammond, offers several remarkable elements. With a modern facade and lush garden, it provides multiple living options and can be utilized as either one family home or two separate, well-defined living zones. The first zone offers a charming fully self-contained granny flat, ideal for short-term accommodation, an ageing parent, a source of passive income, or home office. The self-contained granny flat boasts a private entrance complete with a kitchenette, while the main bedroom offers access to a tranquil private garden through sliding doors. Additionally, a cozy loft space presents versatile opportunities for use depending on your requirements. Adjacent, the main living zone is equally charming but grander in scale. Downstairs, a delightful open-plan layout reveals a welcoming country-style kitchen, adjoining dining area, and a conveniently located bathroom featuring a deep bath for relaxation. The spiral staircase leads up to two bedrooms and a study, each with vaulted ceilings and picturesque timber windows offering enchanting treetop vistas. Step outside to the wide covered patio and garden area where you can bask in the warmth of the northern sun and be serenaded by local birdlife amidst the mature trees. Bespoke hand-crafted timber, high vaulted ceilings, detailed leadlight glass, and textured rendered walls give this home a truly unique vibe. Positioned on a leafy street, the charm of this property is enhanced by its community-minded location, only a stroll to local schools, a wide variety of shops, cafes, and parklands. A home like no other, the exceptional quality of both the main house and granny flat offers an outstanding opportunity for extended families or astute investors. Don't miss out on this unique opportunity!

House: Two bedrooms plus study
High vaulted ceilings
Ceiling fans
Split system a/c in main bedroom
Covered alfresco
Low maintenance gardens
Mature trees
Garden shed
Double carport

Granny flat: Self-contained
Separate street access
Private front courtyard
Separate main bedroom
Versatile multi-purpose loft
Storage room
Drying courtyard

Additional Information: Grey water system
Water tank
House current rent \$730.00 per week (Fixed lease until 29th Nov 24)
Granny flat estimated rent \$450.00 per week
Total combined \$1,180.00 per week (approx.)
Council Rates: \$ 1,771.00 per annum (approx.)
Water Rates: \$929.00 per annum (approx.)
For further information call Ana Vizcaino on 0416 197 012