

18 Joyce Avenue, Hamilton Hill, WA 6163

House For Sale

Wednesday, 12 June 2024

REASPA
PROPERTY GROUP

18 Joyce Avenue, Hamilton Hill, WA 6163

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 783 m²

Type: House



Team Raspa
0452335312

OFFERS

This impressive residence on a massive 783sqm block offers the ultimate in flexible living for large or extended families, all set within the desirable suburb of Hamilton Hill. Unwind on the front verandah of this 5 bedroom, 3 bathroom family home, and watch the kids play on the front lawn as you enjoy the stunning sunsets. Relax in the front lounge with beautiful Jarrah floorboards and French doors that open onto the verandah, allowing for plenty of natural light and refreshing sea breezes. Host memorable gatherings in the large, open-plan kitchen and meals area. The well-equipped kitchen boasts ample storage, expansive benchtops, double sink, gas cooktop, under-bench oven, dishwasher, and microwave nook. The meals area has slate flooring and extends out onto the alfresco area, ideal for year-round entertaining. A central bedroom with an ensuite and large robes offers privacy and convenience for guests or family members. Another two generously sized bedrooms with Jarrah floors, large windows, and neutral finishes provide comfortable living spaces. A convenient family bathroom with a bathtub, separate shower, and toilet completes this section of the house. This expansive property extends even further with a spacious, self-contained section featuring laminate wooden floors. Perfect for teenagers, extended family, guests, or even a rental/tenant(!), this area boasts a well-equipped kitchen with gas cooktop, oven, microwave nook, and double sink, along with a comfortable living and dining area. Two additional bedrooms and an ensuite provide further accommodation options. The large garage, that can accommodate 3-5 cars, offers access to the rear of the property, where an expansive gabled patio, offers the perfect area for alfresco dining along with the alfresco or further undercover storage. Unleash your inner DIYer in the massive 15m x 7.6m three-phase powered workshop - a dream come true for any handy person! Other features include security screens on all the doors and windows and roller shutters offer additional security on the front of the home. Auto reticulation ensures a lush green lawn, while ceiling fans and air-conditioning offer year-round comfort. Solar panels help you save on energy bills, making this an incredibly efficient and comfortable home. But the benefits extend far beyond the walls of this impressive property. Hamilton Hill offers a fantastic lifestyle blend, perfect for families or young professionals. Enjoy a great sense of community with easy access to a range of amenities. Parks, schools, shops, cafes and the beach are all within easy reach, ensuring you have everything you need right on your doorstep. Don't miss this incredible opportunity of flexibility and convenience at 18 Joyce Avenue, Hamilton Hill! The property is being sold by Fixed Date Sale with all offers to be presented no later than 19th June 2024. NOTE: The seller reserves the right to accept an offer before the Fixed Date Sale date, without notice. DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.