

# 19 Arthur Road, Hamilton Hill, WA 6163



## Sold House

Thursday, 28 March 2024

19 Arthur Road, Hamilton Hill, WA 6163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 492 m2**

**Type: House**



Lauri Curtain



Emma Orchard  
0418803826

**\$758,000**

**SOLD - FIRST WEEK - MULTIPLE OFFERS WRITTEN - BY LAURI CURTAIN and EMMA ORCHARD, C&CO REAL ESTATE!** Nestled in the heart of Hamilton Hill, this delightful three-bedroom home offers an inviting, light-filled layout with a seamless blend of original character and mid-century features throughout. A solid brick and tile residence boasting three bedrooms, and a central bathroom, with a separate WC off the laundry, this well-maintained property also features an enclosed sunroom to the rear. Combining modern functionality with 1960s style, the home offers a light-filled living room, flooded with Eastern light, which embraces the space with an easy connection to the kitchen and dining room. From the kitchen you can step into the versatile sunroom and low-maintenance patio area, ideal for enjoying quiet moments or gathering with extended family and friends. Superbly located on a generous 492 sqm survey strata lot, this neat-as-a-pin property also includes ample off-street parking (space for boat or caravan), with a secure lock-up garage, side gate access, and a separate garden shed. Conveniently close to the nature-based playground and playing fields of popular Enright the home is also within easy reach of local schools, shopping, cafes, and public transport links. At a Glance:- Established lawn and gardens - Working bore and reticulation- Wall-mounted air-conditioning unit - Gas bayonet- Main bedroom with built-in wardrobe. - Bath/shower combination - Gas hot water system- Security screen doors - Security alarm system- Side gate access- Lock-up Garage- Garden shed- 492sqm Survey Strata Lot with no Common Property, no Strata fees and no Strata Management Company Don't miss this unique opportunity to make 19 Arthur Road your own. Whether you are a growing family or a seasoned second home buyer, this charming character home is move-in ready, with the potential for upgrade and extension.