

**217 Rockingham Road, Hamilton Hill, WA 6163**



**Sold House**

Thursday, 15 February 2024

217 Rockingham Road, Hamilton Hill, WA 6163

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 759 m2**

**Type: House**



Team Trolio

0414498596

**\$800,000**

**SOMETHING FOR EVERYONE** Welcome home! Combining the perfect blend of size, layout, presentation and location, be sure to visit 217 Rockingham Road, Hamilton Hill for an opportunity to call it your new home. On the western side of Rockingham Road sits this commodious home with multiple living zones, fit to cater toward the expanding family, possible home business operator (subject to relevant approvals) or the realisation of an ideal investment opportunity. With numerous spaces that diversify living options, built in 2004 by the current owners, so many fond family memories have been imprinted here. Now comes the time to make those of your own! There are so many features there is something for everyone. -One original owner-Open plan concept-Games room-Activity room-Home office-Family zone-Large primary bedroom suite with spa in ensuite-Freshly painted-Bamboo flooring-Sheer curtains-Raised ceiling height-Bulkhead and recessed ceilings-900mm gas cooktop and upgraded oven-Dishwasher purchased 2023-Air-conditioning to central living-Instant gas hot water system-Powered workshop (approx 6 x 4 metres)-Cool room-Pizza oven-Drive through access to covered rear from remote double garage plus added parking space-Dome patios with loads of natural light-Gated rear yard -Astro turf-Sub-Dividable lot-and more...Complementing the wealth of quality attributes is the ultra convenient location, amidst a plethora of often utilised amenities. Coogee Beach and Port Coogee Marina, Phoenix Shopping Centre, schools, cafes, parks, eateries, public transport links and Fremantle have been so very frequently visited and enjoyed by locals. For some, you could even do away with the car and commute by public transport, however for those who can't part ways with their vehicles there is loads of room for multiple vehicles, and even the boat or caravan. We are hoping this home will pass from one beautiful family to another. As a bonus, the R40 zoning along with the sprawling block size of 759sqm provides the landbank option and possible development to split into multiple lots. Contact Team Trolio to be kept abreast of viewing options. As always, we welcome your enquiry and immediately extend a conjunctional invitation to all fellow real estate agents. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.