

21A Fulton Street, Hamilton Hill, WA 6163



House For Sale

Tuesday, 9 April 2024

21A Fulton Street, Hamilton Hill, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 301 m2

Type: House



Emma Orchard
0418803826



Lauri Curtain

Please Call For Price Guide

All offers presented through the Openn Platform by Tuesday, 6:30pm (Openn Offers is a flexible, transparent online sales process) Designed by Perth's premier energy efficient home builder, Swell Homes and constructed by Go2 Building in 2018, this exceptional two-storey home epitomizes cutting-edge construction, solar passive design and energy efficiency, embracing modern style and indoor - outdoor living. Inside, expansive raked ceilings and hybrid oak flooring combine to create a relaxed and stylish open plan living with a solar passive floorplan optimizing the northern orientation inviting natural light for year-round warmth and comfort. The sublime kitchen presides over the living spaces and is equipped with engineered stone benchtops, integrated Bosch induction cooktop plus electric oven, and a Smeg dishwasher creating a functional environment to prepare everyday meals or entertain with ease. Extending indoor living outdoors is seamless with sliding doors opening on either side creating a wonderful sense of space and providing a simple connection to outdoor living. On the northern side doors slide open to a grassed space, ideal for children and pets to play and on the southern side a six stacking glass doors open to the tree lined rear deck area offering a peaceful and private space to relax or enjoy meals outdoors. The ground floor also includes a spacious main bedroom suite with a walk-in robe, ceiling fan, glass sliding door to a paved courtyard, and a stunning ensuite with a vanity, shower plus bath and separate toilet. An open laundry with a drying court and under-stair storage completes this level. Upstairs, you'll find an additional three bedrooms all with highlight windows providing outlooks to the sky and treetops - a large bedroom with reverse cycle air conditioning, two secondary bedrooms with built-in robes, a separate wc, and a bathroom with a shower plus vanity. Constructed with a steel frame and structural insulated panel (SIP) system containing foam core polystyrene insulation and rendered fiber cement facings, this near new residence situated on a rear 301 sqm lot plus 110sqm common property driveway, exemplifies solar passive design. Perfectly positioned across from the lush green oval and established trees of East Hamilton Hill Primary School and nearby Enright Reserve, this well designed home with modern conveniences is perfect for those longing for a contemporary residence that responds to our climate. At a glance:- Built In 2018- Two storey, solar passive floorplan - Open plan living - 4 bedrooms, 2 bathrooms - Reverse cycle air-conditioners- Double garage with ample storage - Heat pump hot water system- 301sqm Rear Survey-strata plus common driveway. (No strata company and no strata fees) All offers presented through the Openn Platform (Openn Offers is flexible, transparent online sales process).