

**22 Recreation Road, Hamilton Hill, WA 6163**



**Sold House**

Sunday, 13 August 2023

22 Recreation Road, Hamilton Hill, WA 6163

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 286 m2**

**Type: House**

## Contact agent

- UNDER OFFER MORE OFFERS WANTED - Set in this super quiet enclave of Hamilton Hill within the Manning park precinct surrounded by treelined streets so close to the coast your brand-new 2023 Bespoke masterpiece is what's on offer here in the form of a contemporary double storey 4 bedroom 3 bathroom home with open plan living & plenty of room for the kids & pets alike. Surrounded by natural birdlife and mature trees "Manning Park" & "Davilak Reserve" are literally in your street just the perfect location for the kids & ideal to walk the pooch on a daily basis or wander down the beach, it's all about lifestyle here..- Brand New 2023 - Coastal tones throughout- Open Plan Contemporary Coastal 4x3x2 + Powder- 2 Master Ensuite bedrooms over both levels- Second level Activity room + Bar/Kitchenette - Central Island Galley kitchen- Bianco Antico stone counter tops- Westinghouse appliances - Induction Cooktop- Double fridge space- Slick subway tiled splash backs- Blackbutt plank flooring- Family sized balcony overlooking escarpment- Split Reverse A/C + Light Fans to bedrooms- Block out shades/Sheers + roller blinds- Mirrored robes- Separate powder room to ground floor- 2 x Linen cabinets + Under stair storage- Ceramic basins & W/C's- Superb Quality carpet throughout- Davilak & Manning Park your local- Low Maintenance & Secure yards for kids & pets Filled with natural light this Two-Storey home exudes cool coastal themes throughout the property from front to back boasting super high ceilings - highlight windows & quality contemporary palettes on show here designed with an eye for detail and functionality. The ground floor consists of a fabulous open plan living, dining and kitchen area adorned with stone counters, overhead walnut styled cabinetry, uber cool subway tiling, Stainless Steel appliances all showcased in this gourmet kitchen open plan to the living areas that flow through floor to ceiling glazing and out to your own private front yard designed with low maintenance grassed lawn, bordered by garden beds and secured with modern custom fencing, from family times to entertaining in this home you'll love it....The lower level also hides away a sumptuous ground floor master ensuite away from it all ready for relaxation and me time. Up the wide stairwell the first level entertains another open plan central living area with handy kitchenette to the activity/living areas adjacent to your family sized tiled and glass balcony boasting tree top views over the escarpment with power ready for the bar fridge and BBQ to go, summers coming. The second master ensuite with WIR plus the 3rd & 4th bedroom and another main bathroom surround the living areas and balcony designed for the multi-generational family so all have their own living and sleeping quarters, very clever in this custom build. This property suits a myriad of buyers from young singles/couples through to empty nesters and beyond, so close to parks the beach, shopping & transport you won't have to leave your suburb and having 2 x Master ensuites on both levels there's no need to move when the kids have flown the nest. FRESH OUT OF THE BOX - THIS WONT LAST DOWNSIZERS - FIRB BUYERS - FAMILY HOME Call Richard Caldwell to view 0413 984 815