

23 Cordroy Way, Hamersley, WA 6022



Sold Duplex/Semi-detached

Thursday, 17 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Duplex/Semi-detached

\$530,000

Discover the perfect blend of comfort and convenience in this low maintenance 3-bedroom, 1-bathroom property located in the heart of Hamersley. Boasting an open plan kitchen/living/dining area, three spacious bedrooms and an abundance of natural light throughout, this home has all your needs catered for. As you enter the property you are welcomed into the open plan kitchen/dining area which seamlessly flows through to the spacious living area. The functional kitchen is fitted with a quality gas cooktop, lots of storage and ample bench space. All three bedrooms are generous in size and feature new carpets, built in robes and ceiling fans. As you walk outside you are greeted by a huge outdoor area which boasts a large paved alfresco, grassed area and large powered workshop with drive in access. Ideally located in the heart of Hamersley and close to all local amenities, Warwick Grove Shopping Centre, Eglinton Aintree Reserve, Cafes and Restaurants, public transport and easy access to Reid Highway and the freeway. This low maintenance duplex is perfect for the astute investor, those looking to downsizer or first home buyer looking to purchase in an entry level suburb. Contact Hamish on 0417 971 528 for a viewing today.

Property Features;

- 3 spacious bedrooms with built in robes
- 1 well-appointed bathroom
- Open plan kitchen/living/dining
- Reverse cycle air-conditioning throughout
- Functional floorplan
- Newly painted throughout
- New carpets
- Powered workshop with drive in access
- Grassed area
- Ample parking space

Approximate Distance to;

- 600m- Eglinton Aintree Reserve
- 900m- Glendale Primary School
- 1.9km- Warwick Grove
- 2.1km- Hoyts Warwick
- 2.9km- Warwick Senior High School
- 3.1km- Carine Glades Shopping Centre
- 4.2km- Lake Karrinyup Country Club
- 6km- Karrinyup Shopping Centre

Water Rates- \$1,086.02
Council Rates- \$1,493.77