

24 Arthur Road, Hamilton Hill, WA 6163

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PROPERTY

House For Sale

Friday, 3 May 2024

24 Arthur Road, Hamilton Hill, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 726 m²

Type: House



Greg Chapman

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Closing date Sale

All offers presented 14th May 2024 unless sold prior. Price guide and property information available by email enquiry which will be sent within 5 mins. Please check your junk email. The sellers reserve the right to sell prior to the closing date. Welcome home to this charming 1960's retreat in a sought-after enclave of Hamilton Hill! Nestled in a quiet pocket near Enright Reserve, this solid brick and tile home offers an array of features designed for comfort and convenience. As you step through the door, you're greeted by a spacious lounge adorned with beautiful Jarrah floorboards, overlooking the manicured front yard. Enjoy year-round comfort with ducted reverse cycle air conditioning throughout the main residence, complemented by electric roller shutters on the western front side. Entertain guests in style within the large enclosed patio boasting stacker doors and window to maximise summer breezes, an insulated ceiling and hybrid flooring, all kept comfortable by the huge reverse cycle split system A/C. The outdoor covered spa enclosure beckons relaxation at every opportunity. Culinary journeys await in the renovated kitchen, equipped with near-new appliances including an oven, cooktop, dishwasher, and range hood. Ample storage and a shoppers entry door from the carport add practicality to this master chef haven. Retreat to the king-size main bedroom featuring built-in robes, a ceiling fan, and those stunning Jarrah floorboards. Bedroom two offers built-in robes and a ceiling fan, while the third bedroom at the rear presents versatility as a child's room or study. The beautifully renovated bathroom exudes elegance with floor-to-ceiling tiles, a big glass screen shower, heated towel rail, and a vanity light. A second toilet adds convenience for busy mornings. Outside, discover a perfect mix of gardens and low maintenance grounds, with fruit trees including fig and red and white grapes, alongside rainwater tanks totalling 12,500L to keep your gardens flourishing. Secure parking is a breeze with space for five vehicles, complemented by an enclosed store room for added storage. For the handyman or hobbyist, a 7m x 7m powered brick workshop with a mechanics pit awaits, offering ample space for projects and storage. Plus, the property boasts three-phase power and a 6-kilowatt grid-tie solar system for eco-friendly living. Located just 10 minutes from the sandy shores of South Beach and 15 minutes from the vibrant heart of Fremantle, this home offers the perfect blend of tranquillity and convenience.

Indoor features at a glance:- Renovated kitchen with near-new oven, cooktop, brand-new dishwasher, and range hood- Large double door fridge space and appliance cupboard- Spacious lounge with ceiling fan, light, and beautiful Jarrah floorboards- Electric roller shutters to the western front side of the home- Generous internal laundry with extra storage cupboards- King-size main bedroom with built-in robes, ceiling fan, and Jarrah floorboards- Bedroom 2 with built-in robes and ceiling fan- Beautifully renovated bathroom with big glass screen shower, second toilet, floor-to-ceiling tiles, heated towel rail, and vanity light- Third bedroom perfect for a child's bedroom or study

Outdoor Features:- Large enclosed patio with insulated ceiling, hybrid flooring, and huge reverse cycle split system A/C- Covered spa enclosure- Secure parking for five vehicles- Fruit trees including fig and red and white grapes- Enclosed store room- 7m by 7m powered brick workshop with mechanics pit- 6-kilowatt grid-tie solar system- Rainwater tanks totalling 12,500L- Ducted reverse cycle air conditioning to the main residence- Three-phase power to the property- Shoppers entry door from the carport

Location:- Sought-after pocket of Hamilton Hill near Enright Reserve- Only 10 minutes to South Beach- 15 minutes to the centre of Fremantle

Don't miss your chance to make this your forever home.

Disclaimer: In the preparation of this document, we have exerted our utmost effort to ensure the accuracy and truthfulness of the information provided. However, we do not assume any responsibility and hereby disclaim all liability for any errors, omissions, inaccuracies, or misstatements that may be present. Interested parties are encouraged to conduct their own investigations to confirm the validity of the information contained herein.