

**3/1 Dodd Street, Hamilton Hill, WA 6163**

**Villa For Sale**

Thursday, 15 February 2024

3/1 Dodd Street, Hamilton Hill, WA 6163

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Kim Turner  
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## Contact Kim Turner for price guide

Nestled in the heart of Hamilton Hill, this impeccable property offers a harmonious blend of modern design and comfortable living. Upon entering, you'll be greeted by a spacious open-plan living area, seamlessly integrating the living, dining, and kitchen spaces. The timber flooring adds a touch of elegance, while the abundance of natural light creates an inviting atmosphere throughout. The well-equipped kitchen is a highlight of the home, featuring stainless steel appliances, including an oven, gas cooktop, and dishwasher. With plenty of storage, a pantry, and a breakfast bar for two with built-in cabinets, this kitchen is as functional as it is stylish, catering to all your culinary needs. Retreat to the carpeted master bedroom, complete with built-in robes and an ensuite bathroom featuring a shower, vanity and toilet. Additional bedrooms, also carpeted and featuring built-in robes, offer comfort and convenience for family members or guests and are serviced by the main bathroom which features a bath, shower, vanity and toilet. Outside, the low-maintenance gardens and lock-up-and-leave property ensure hassle-free living, allowing you to enjoy your home without the worry of extensive upkeep. The paved, private alfresco area is ideal for outdoor entertaining or simply unwinding in the fresh air. Benefit from energy-efficient features such as solar panels and stay comfortable year-round with reverse cycle air conditioning in the living area. There is also a double garage plus a storeroom. Don't miss out on the chance to make this exceptional property yours. \*Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information presented. Kim Turner Real Estate provides this information without any express or implied warranty as to its accuracy. Any reliance placed upon it is at the clients own risk. Kim Turner Real Estate accepts no responsibility for the results of any actions taken or reliance placed upon this document.\* Estimated Current Rates - Council \$1,645.85 Water \$1,027.86 Before you Bid :

<https://www.beforeyoubid.com.au/purchase/unit-3-1-dodd-street-hamilton-hill-wa-6163/building-pest>