

3/123 Forrest Road, Hamilton Hill, WA 6163



Villa For Sale

Thursday, 14 December 2023

3/123 Forrest Road, Hamilton Hill, WA 6163

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 172 m2

Type: Villa



Darcy Glynn
0431009495

Set Date Sale

Set Date Sale: Absolutely all offers presented 1.00pm Saturday 23rd December 2023*Contact Darcy for buyer feedback range*What we love is the tranquil rear position of this fantastic single-level villa which acts as the perfect first home, down-sizing option or an astute investment property, nestled in a wonderful location what you are looking for? With quality finishes, spacious living areas and outdoor entertaining and no strata fees, I would argue this is what you're looking for. Open-plan living meets low-maintenance outdoor entertaining here, as well as a desirable "lock-up-and-leave" lifestyle where the likes of bus stops, the sprawling Wheeler Park Reserve and outstanding community sporting facilities are only footsteps away from your front door. Excellent schools and shopping at Phoenix Shopping Centre, Gage Roads Brewing Company, Beeliar Regional Park and Manning Park are also very much within arm's reach. Even our vibrant Perth CBD is approximately 25 minutes away in its own right, whilst our pristine Western Australian coastline is also nearby – with South Fremantle's famous South Beach only a 7 min drive away. Talk about easy to enjoy. What to know- 172m2 Block- Built in 2018- 3 bedrooms- 2 bathrooms- Stone benchtops throughout- Split system air-conditioning- Stainless-steel range-hood, gas-cooktop and oven appliances- Dishwasher- Double kitchen sinks- Overhead cupboards- Amazing outdoor patio area- Huge master suite with private alfresco- Private master-ensuite bathroom- 2nd Bedrooms with full-height built-in robes- Shower-bath in the main bathroom- Separate laundry with built-in storage- Separate 2nd toilet- Security-door entrance- Instantaneous gas hot-water system- Double lock-up garage with storage space- Council Rates – approx. \$1,750- Water Rates – approx. \$1,150- No Strata Fees Who to talk to Darcy Glynn 0431 009 495 dglynn@realmark.com.au