

# 3 Novak Court, Hamilton Hill, WA 6163

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PROPERTY

## House For Sale

Friday, 19 April 2024

3 Novak Court, Hamilton Hill, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 401 m<sup>2</sup>

Type: House



Jon Brady

0422306290

## Closing date sale

Offers closing 4pm, Friday 3rd May 2024 (unless sold prior) Welcome to your dream home in the vibrant community of Hamilton Hill! Nestled behind an elegant limestone wall, this stunning property at 3 Novak Court offers a perfect blend of style and comfort, making it an ideal haven for families or entertainers alike. Step onto the impressive decking of this remarkable four-bedroom, two-bathroom residence and enter into a world of modern elegance. The beautiful front garden, a harmonious mixture of lush grass and entertaining decking space, sets the stage for what awaits inside. This home's heart is the master suite with parents retreat, featuring a walk-in robe and a luxuriously renovated bathroom with floor-to-ceiling tiles. The thoughtful layout includes a separate lounge and dining area. Adjacent to a sleek kitchen outfitted with ample cupboard space is the large dining area that leads into the versatile games room or home theatre, perfect for family gatherings or a cozy movie night. The separate wing houses the minor bedrooms, each equipped with built-in robes, sharing a bathroom and a newly renovated laundry. Step outside to discover a cosy entertainment area, complete with a pizza oven and patio ideal for hosting gatherings or enjoying quiet evenings. This home does not just boast aesthetic appeal but is also equipped with modern appliances, alarm system, LED downlights for a contemporary feel, gas bayonet points for heating options, a main water filtration system for purity, and air conditioning for year-round comfort. The property also includes a secure lock-up garage. Located in a friendly neighborhood close to shops, public transport, and parks, 3 Novak Court offers a lifestyle of convenience and community. Do not miss the opportunity to own this impressive home where every detail is designed for living in style and comfort. For more information or to schedule a viewing, contact us today and discover why this property should be your next 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.