

31 Mitta Street, Hammond Park, WA 6164

House For Sale

Tuesday, 2 April 2024



31 Mitta Street, Hammond Park, WA 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 161 m2

Type: House



Kasey Summers

0409108025

Offers Over \$599,000

Kasey Summers is pleased to introduce a meticulously crafted townhouse completed in late 2023, boasting 3 bedrooms, 2 bathrooms, and a versatile Theatre room doubling as a potential 4th bedroom. Ideal for first-time buyers or downsizers, this residence features an ingenious layout that seamlessly incorporates a paved courtyard, ample parking for two cars in the carport, and a charming garden area. Thoughtfully finished to a high standard, enjoy modern comforts such as reverse cycle air conditioning, stylish wood-look flooring in living areas, plush carpets in bedrooms, and convenient roller blinds throughout. The heart of the home, the kitchen, impresses with its sophistication, offering a suite of amenities including a dishwasher, sleek stone benchtops, a gleaming glass splashback, a breakfast bar, and an extra-wide oven and cooktop. Adjacent, discover the well-positioned laundry and a downstairs toilet for added convenience. Downstairs boasts a generously sized Theatre room or optional 4th bedroom, providing flexibility for your lifestyle needs. Ascend to the upper level to find three additional bedrooms, including a luxurious master suite complete with a walk-in robe and ensuite. Two more bedrooms, each featuring built-in robes, grant access to a second bathroom and a third toilet within the property. Outside, relish in the low-maintenance gardens and courtyard, complemented by a spacious double carport, ensuring both comfort and practicality in your everyday living. All located in close proximity to (approximate distances only):

- Three Pence Coffee Shop 300m
- Hammond Park Secondary College 400m
- Hammond Park Football Club 650m
- Hammond Park Primary School 1.4km
- Hammond Park IGA & Quarie Bar & Brasserie 2.1km

Please contact Kasey Summers on 0409 108 025 or kasey@sempleg.com.au for any further enquiries. **DISCLAIMER:** Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.