

327 Hamilton Road, Coogee, WA 6166

Sold House

Tuesday, 9 April 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 738 m2

Type: House



Team Trolio

0414498596

\$895,000

Offered for the first time in nearly 40 years, lovingly maintained by the original owners, enjoy luxury living and incredibly versatile living options in this stunning elevated Coogee family home on full sized 738 sqm allotment featuring a renovated brick "studio/granny flat" with private bathroom! Incorporating modern floor tiling, general size living, floor to ceiling tiled bathroom and WC, this space has been immaculately maintained and designed to offer absolutely flexibility and privacy from the main dwelling. Step into the expansive light filled open plan kitchen, boasting an abundance of cabinetry and benchtops, perfect for culinary enthusiasts. Entertain in style with separate family and meals areas, complemented by a separate formal lounge for intimate gatherings. The renovated main bathroom has been tastefully renovated, adorned with floor-to-ceiling tiles & separate bath. Stay comfortable year-round with air conditioning throughout, including ducted + split system, in addition to an alarm for added security. Substantial parking, including BOTH rear access + side access to the absolutely oversized and huge brick workshop providing undercover parking for a boat, caravan and multiple vehicles ensures convenience for all. Outside, bask in the sunshine under two huge gable patios or take advantage of solar panels for eco-friendly living. The freestanding brick studio/granny flat offers modern amenities, ideal for a home business, potentially air b n b or additional rental income through longer term tenancy agreements (all uses subject to council approvals). Situated in an elevated location, enjoy easy access to public open spaces, parklands, shops, and the pristine blue waters of Coogee beach. Don't miss the chance to call this remarkable property your home! Team Trolio welcome your enquiry and immediately extend a conjunction invitation to all real estate agents.*** "Granny Flat/Studio" has been approved as a storeroom and buyers to make own enquiries in relation to the usage of same as a Granny Flat/Studio and or rental accomodation following settlement***Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.