

33A Winterfold Road, Hamilton Hill, WA 6163



House For Sale

Tuesday, 12 March 2024

33A Winterfold Road, Hamilton Hill, WA 6163

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 340 m2

Type: House



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Call For Price Guide

33A Winterfold Road, Hamilton Hill, is a two-bedroom, one-bathroom haven that exudes modern living whilst preserving its original timeless character. Impeccably renovated, the home merges ornate ceiling cornices and warm jarrah floorboards with contemporary renovation elements like stone benchtops in the kitchen and large tiles that reach for the ceiling in the bathroom. 33A Winterfold offers the perfect lock-and-leave lifestyle with a touch of sophistication. Boasting a spacious rear yard with decked patio space and offering good proximity to Freo's favourite amenity, all in a price guide that will leave you room in the budget to actually enjoy it. Natural light bathes the living spaces, accentuated by the clean white walls throughout the home. A warm living space sits at the heart of the home and features a large split-system air conditioner, complemented by the Freo doctor and roller shutters, year-round climate control needs are covered. Down the hall, you'll reach the home's two bedrooms and the impressively renovated bathroom. A true highlight of the home this bathroom has been lovingly updated and features the aforementioned tiling to the ceiling. The bathroom boasts a shower with a frameless glass partition, wide vanity with timber benchtop and a separate wc; here, you'd be forgiven for thinking you are staying at a resort. The kitchen's impressive makeover features a 4-burner gas cooktop, oven and rangehood plus enough cupboard and bench space to satisfy even the most distinguished of chefs! A breakfast bar and dining space neatly adjoin the kitchen, catering to everyday dining and looks out onto the treelined rear yard. Outside, the expansive patio and rear Merbau deck with built-in lighting offer an idyllic setting for dining under the stars or the casual barbecue with friends and family. To enjoy all this is a rarity on a 340sqm strata lot with no common property or strata fees. As an added bonus, on those warm summer days when you've enjoyed a dip at South Beach, you can return home and enjoy the privacy of your own outdoor shower, draped in the leafy charm of a Tipuana and Olive trees and reticulated lawn. Two garden sheds serve as additional storage for tools, hobby supplies or the bike you'll need to enjoy the enviable lifestyle offered by this unique home. Rounding out the great features of this home are roller shutters for added privacy and a fenced front area including established trees with reticulated garden beds retained by sleepers from the historic Fremantle Port, an additional nod to the charm of times gone by. Features like a reverse-cycle air conditioner, an outdoor shower, and a gas hot water system enhance the home's functionality. Sitting just a 350m stroll from Hamilton Hill IGA, local cafe favourite 'Cuppashack', A quick 3.5km drive to South Beach, South Fremantle and just over 5km to the centre of Fremantle this location epitomises the quintessential Freo lifestyle. Appealing to many buyer groups, this home is one not to miss! At a glance:- 2 Bedrooms- 1 Bathroom- Impressive Kitchen featuring stone benchtops, stainless steel appliances - 4 burner gas cooktop, oven, integrated rangehood- Immaculately Renovated bathroom with separate WC- 1x Split system air conditioners- Roller Shutters - Well-sized rear yard with Patio and Merbau Deck featuring lighting- Outdoor Shower- Instantaneous Gas HWS- 340sqm Strata Lot (No Strata Fee's)