

36 Blackwood Avenue, Hamilton Hill, WA 6163



Sold House

Friday, 3 November 2023

36 Blackwood Avenue, Hamilton Hill, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Linton Allen
0893357555

\$740,000

Nestled in a sought-after locale, this captivating 3 bedroom, 1 bathroom home exudes character and charm. Boasting high ceilings and elegant jarrah floorboards, the residence invites a warm and inviting ambiance. Step outside to a delightful decked alfresco area, perfect for year-round entertainment, while a powered workshop adds practicality to this dreamy setting. Situated within close proximity to local parks, schools, shops, and the allure of South Beach, this property encapsulates the epitome of comfortable and convenient living.

- Open plan kitchen/dining with skylight and feature ceiling fan
- Spacious kitchen offers 5x gas cooktop, 600mm oven, tiled splashback, timber benchtops, rangehood, fridge recess, double sink, microwave recess, pantry, island bench with breakfast bar and plenty of cupboard space
- Formal lounge with sliding doors
- Jarrah floorboards and high ceilings throughout
- Reverse cycle air conditioning
- Master bedroom with built in robes and feature ceiling fan
- Bedroom 2 is queen sized with ceiling fan
- Bathroom tiled floor to ceiling with shower, single vanity with stone benchtops and storage
- Bedroom 3 is double sized with ceiling fan
- Sun room / study
- Laundry with plenty of storage and drying rack
- Separate WC
- Linen cupboard
- French doors opening up to expansive decked undercover alfresco with cafe blinds, surrounded by established gardens, the perfect place for entertaining family and friends year round
- Decked verandah overlooking spacious enclosed front yard, perfect for the kids and pets to run around
- Tandem lock up carport with automatic roller door
- Large powered workshop at rear
- 3kw solar panels
- Security screens and doors
- Gas instantaneous hot water system
- Charming, character-filled brick and tile home on a 548m² block
- Close proximity to local parks, schools, shops, public transport, South Beach and short distance into Fremantle

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