

# 41 Erpingham Road, Hamilton Hill, WA 6163



## House For Sale

Tuesday, 13 February 2024

41 Erpingham Road, Hamilton Hill, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 448 m2

Type: House



Emma Orchard  
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## High \$600,000's

Nestled on a 448sqm corner survey-strata block (no common property, no strata fees), this north-facing family home is a masterpiece of comfort and convenience in a sought-after location. Directly opposite leafy Southwell Park in the heart of Hamilton Hill, 41 Erpingham Road delivers a relaxed coastal vibe and boundless lifestyle potential. The perfect space for kids and pets to play, a large, fully enclosed front yard and expansive green lawn welcome you home. Step inside and you will discover an open layout that seamlessly blends contemporary aesthetics with every modern convenience. The renovated kitchen adjoins the dining area and flows into the living room which is flooded with natural light. Adorned with modern finishes and comfortable hybrid flooring throughout, the home also boasts reverse cycle air conditioning to the living area and main bedroom, along with ceiling fans to all minor bedrooms, ensuring year-round comfort. Security screens on all windows and doors provide additional peace of mind. Venture outdoors, and you will find the perfect balance of relaxation and entertainment. The large, fully enclosed front garden is complimented by appealing aluminum slat fencing and is accompanied by a semi-permanent 3 x 3m pergola, which offers a charming space to relax and unwind while enjoying leafy views of the adjacent parkland. A notable feature of this property is the massive 7m x 3.2m powered garage/shed. With a mezzanine storage area and key lockable roller door, the garage provides ample space for storage or creative hands. With secure parking for up to four vehicles tucked behind an automatic gate, the large lawn area features automatic reticulation to combine practicality with a touch of luxury. Located just 7km from the popular port city of Fremantle, the home is also conveniently close to Phoenix Park Shopping Centre (1.8km away) and other local amenities. With Beeliar Regional Park and Manning Lake just 2.4kms away, the home is also within a short distance of the magnificent Port Coogee Marina and the sand and surf of Coogee Beach (4.9 km).At a glance: - 448sqm corner survey-strata block (no common property, no strata fees) - Three large bedrooms, all with ceiling fans - 2 x reverse cycle air-conditioners in the living area and main bedroom - Enclosed front garden with electric gate and established lawn - Massive 7m x 3.2m powered garage/shed - Garden shed - Located opposite leafy Southwell Park and close to every local amenity