

44 Bedelia Way, Hamersley, WA 6022

Smart PROPERTY CO.

House For Sale

Tuesday, 30 April 2024

44 Bedelia Way, Hamersley, WA 6022

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 728 m2

Type: House



Simone Bolton

Contact Agent

Renovated, Hamersley Delight... Ready to be Sold! Viewing will not disappoint. Be surprised at how welcoming and at home you instantly feel when you enter this well-maintained property. Nothing to do... just move in. Delightful 4-bedroom or 3-bedroom and study home situated in the North/West pocket of Hamersley. Nestled between Carine Glade's and Warwick Grove shopping centers, both only a 4-minute drive away, your only decision will be where to do your shopping! Warwick train station is again a quick commute. As is freeway access, Carine Open Space, local parks, schools, and general living amenities. White, light, and bright throughout to open plan tiled lounge, dining, and kitchen areas. Air-conditioning unit and gas bayonet to this area. Floor-length windows allow for north-flowing light to the cozy front lounge, which extends to the dining area and bedrooms. Separate renovated kitchen, with a double gas cooktop/stove, dishwasher, plentiful cupboard storage, and clear usable bench space. Central clean hallway leading to all bedrooms, bathroom, and laundry. All bedrooms are of good size, each with its own air conditioning unit (excluding room four). Bedroom one with built-in robes. Bedrooms two, three, and four are adaptable for your own wardrobe solutions. The fourth room is tiled and could be used as a bedroom, study, or activity room. Bedrooms two and four have separate access doors to the exterior. The laundry is well equipped, with exterior access. Feature barndoor entry to bathroom is functional throughout with white tiles and complimentary black fittings. The exterior has a very attractive vibe with a Mediterranean-feel courtyard adjacent to the dining room, complete with vegetable planters. Leading to a very open large paved blank canvas. The raised lawn area has been recently top-dressed and will be green and thriving in no time. Landscaping options are endless here ... to plan around the variety of fruit and nut trees. On offer are Pink Grapefruit, Orange Tree, Olive, Nectarine, and Almonds. Reticulated to the front garden and lawn and to the back lawn area. The property has a very neat and private street frontage with healthy verge grass and a shady tree. Front paved area for parking additional cars or friendly basketball games. The parking options here are multiple.... side driveway with secure, covered garage car parking for 2 - 4 cars in tandem. In addition to a carport connecting the driveway to a double-sized shed/workshop to the rear. The shed/workshop is secure, complete with power and lighting. Don't delay, this property will not be long on the market. Please note the following property particulars: - Approximate 728m². - Built approximately 1970's- Zoned R20- Market rent is estimated at \$700.00 - \$750.00 per week.- Approximate Water Rates: \$1,031.55 per financial year- Approximate Council Rates: \$1558.67 per financial year Contact Simone Bolton on 0455 190 346 for additional information or attend the home open this weekend. ** Information provided is based on our knowledge in good faith on a no-liability basis. We recommend making your own enquiries to satisfy your queries with the relevant authorities**