

**44 Bourbon Street, Hamilton Hill, WA 6163**

**House For Sale**

Wednesday, 10 January 2024



**44 Bourbon Street, Hamilton Hill, WA 6163**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Oakleigh Skonis

0450785936

## ALL OFFERS PRESENTED

Nestled in the heart of the vibrant Hamilton Hill community, 44 Bourbon Street presents a rare opportunity to own a quaint 2-bedroom, 1-bathroom home. Whether you're taking your first steps into homeownership, looking to downsize, or seeking an investment property, 44 Bourbon Street is the answer. This home provides a fantastic opportunity to embrace a relaxed lifestyle while being close to all the amenities and attractions that make this area highly sought after. Features of the Property Include: • 2 Sizeable Bedrooms • Open-Plan Living Area • Split System Air conditioning and a Gas Bayonet • Gated Fence with tandem space for up to 3 cars • Rear Access • Outdoor entertaining space with patio • Incredible location with Fremantle just a short drive away • Close to schools, parks and shops Don't miss out on this gem, whether it be buying to live in or buying as investment properties like this don't last long. Reach out today for any questions, queries or inspection times. Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.