

5/3 Dodd Street, Hamilton Hill, WA 6163

JAMIE LOH
REAL ESTATE

Sold House

Thursday, 21 September 2023

5/3 Dodd Street, Hamilton Hill, WA 6163

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 189 m2

Type: House



Tom Loh

Contact agent

Nestled at the top of Dodd Street, and overlooking the cafe's and shops of Hamilton Hill is a very well presented and located north facing, three bedroom, two bathroom street front villa, without the burden of strata fees (excluding shared insurance cost of approx. \$700 pa). This is the Fremantle vibe! Very well-presented kitchen, including stainless steel appliances and air-conditioned open plan living and meals area that opens outside onto the alfresco decking for all year round entertaining. Good size north facing master with ensuite and walk-in robe, well-appointed family bathroom and two additional bedrooms rooms with built-in robes. Laundry with its own private drying courtyard. Rear driveway with secure garaging for one car, including shopper's entrance and additional storage area. Second exclusive parking bay adjoining the garage. Built in 2010, this villa is one of only 8 units, ensuring modern, low-maintenance living and just minutes from Fremantle and South Beach with public transport and the Hamilton Hill shopping precinct on your doorstep.... it doesn't get any better than this. A rare find and ideal for First Home Buyers, Downsizers, or Investors. Additional features include: North facing gated front entry Decked front courtyard and low maintenance garden Split system air-conditioning to open plan living area Gas bayonet Gas stove Timber floors throughout Stainless steel appliances Security screens Ample storage Drying Courtyard South Beach and Fremantle nearby Garage plus additional parking bay adjoining the garage Rates (approx.) Council rates: \$1,731.00 pa Water rates: \$1,079.55 pa Insurance: \$700 pa Living area: 123sqm approx. (internal & alfresco) Strata land: 189 sqm