

# 5 Hamilton Terrace, Greenmount, WA 6056

 buymyplace

## Sold House

Thursday, 26 October 2023

5 Hamilton Terrace, Greenmount, WA 6056

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 965 m<sup>2</sup>

Type: House



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1300289697

## Contact agent

Phone Enquiry ID: 223915 Expression Of Interest From \$559,000 5 Hamilton Terrace, Greenmount, 3 Bedroom, 2 Bathrooms, Double Carport With Ample Parking. Home with a heart, this exceptional family home offers the perfect balance of comfort, convenience and low maintenance making it the ideal choice for families or investors, in a highly sought after prime location and enjoy everything it has to offer with a contemporary class and fantastic functionality, this home has multiple generous living spaces and a flowing floor plan from the bedrooms of this solid built 3 large bedroom brick and tile property with jarrah timber floors which has undertaken a considerable make over in the last few years, Situated in a quiet location of Greenmount set on a large corner block opposite a beautiful small reserve with a children's play area close by. This home is perfectly located to fantastic educational facilities with just a quick trip and easy access to the rapidly expanding Midland Town Centre and St John of God Hospital within 5 minute drive and when you want to adventure further afield, mountain biking, hiking trails, scenic walks, local cafes and school sporting clubs for the young kids and big kids are nearby, you'll find Greenmount and National Parks is close by too and will surely become your place for the family adventures and within easy commute to all excitements of Swan Valley and it's Wineries. Year built: 1966

Approximate Areas: Residence: 131 m<sup>2</sup> Patio: 28 m<sup>2</sup> Carport: 48 m<sup>2</sup> with ample parking, caravan & boat Land size: Set on a large block 965 m<sup>2</sup>, Zoned R20, potential for 2 blocks (with shire approval) so there are various options to move forward with a potential development if desire. Features include: Lovely well set out home Friendly quite neighbourhood Formal lounge with open fireplace Dining room with split r/c air con 3 large bedrooms with built in robe, 2nd with robe recess. Modern kitchen and gas/electric cooker (900mm) Euromaid Range Laundry room & adjacent bathroom (1) New bathroom suite (2) Hallway Enclosed sunroom/study Rear pergola/porch alfresco/entertainment area with power points New double carport 6.3m x 7.0m with power points and tool cupboard Established organic vegetable garden Matured fruit trees and easy maintained front and side gardens Fully fenced with solar/electric automatic gate for added family safety and security Interlinking smoke alarms above current standards and RCD compliant New solar hot water system with 7 year guarantee Parkland across the road with children's play area King size master bedroom (1) Build in robe with wall mounted TV power point, size 4.100 X 4.000mm Bedroom (2) With wall mounted TV power point size 3.400 X 3.100mm Bedroom (3) Recessed for built in robe size 4.100 X 3.400mm Hallway With built in storage cupboard and adjacent bathroom 2

Nearby Schools (Primary): [Greenmount Primary School \(0.5 km\)](#) [St Anthony's Primary School \(0.7 km\)](#) [Clayton New Primary School \(0.8 km\)](#) [Swan View Primary School \(1.6 km\)](#) [Helena Valley Primary School \(2.6 km\)](#) [Swan View Senior High School \(1.5 km\)](#) [Governor Stirling Senior High School \(5.7 km\)](#) [Guildford Grammar \(6.5 km\)](#) [LA Salle College \(5.9 km\)](#) [North Metropolitan TAFE Midland \(5.0 km\)](#)

Local Amenities: [Swan View Shopping Centre \(1.2 km\)](#) [Midland Gate Shopping Mall \(3.8 km\)](#) [Midland Train Station \(4.9 km\)](#) [Bus Stops \(0.5 km\)](#) [St John of God Hospital \(4.6 km\)](#) [Historical Guildford Cafes Strip \(8.2 km\)](#) [Perth CBD \(21 km\)](#) [Perth International/Domestic Airport \(12.9 km\)](#) [John Forrest National Park \(2.4 km\)](#) [Railway Heritage Walk Trail \(1 km\)](#) [Pechey Rd Carpark \(scenic tunnel walk\) \(2.4 km\)](#)

Council rates: \$2000 Per-Year Water rates: \$1063 Per-Year Private Inspection Welcome By Appointment There is a lot to offer here and viewing is a must. For more information and to arrange for an inspection to view this property, please contact the Sellers. You will not be disappointed with this well presented property in which you can put your own stamp on into the future. Disclaimer: Photo's in the marketing campaign were taken less than 6 months ago, and is a fair representation of the current condition of the property. Prior to purchasing the property, the potential buyer should make their own enquiries and investigation into the suitability and usability of the land for the purpose of future development, subdivision or for any other purpose required. The sellers are extremely motivated to sell so call.