

5 Ivermey Road, Hamilton Hill, WA 6163

House For Sale

Thursday, 9 November 2023



5 Ivermey Road, Hamilton Hill, WA 6163

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 745 m2

Type: House



Gemma Bowen

0410721110

Offers Over \$849,000

This beautiful family home offers the lucky new owners the perfect mix of character charm and modern convenience. Set on a huge 745m² block in a fabulous location close to all amenities, this much-loved home has been lovingly renovated by its owners of 25 years. All the hard work has been done for you and this property is move in ready, you could be enjoying Christmas here! The owners have successfully managed the careful balance of stylish modern renovations whilst still retaining the homes classic charm and warmth, with original features such as jarrah floorboards, timber skirting boards, door frames and doors, decorative cornicing, patterned ceiling and original glass doors. The renovated kitchen is a standout feature of this home, it offers a large island with seating, Corian benchtops, an abundance of upper and lower soft close cabinetry, stainless steel appliances, glass splashback and breakfast bar. The huge cedar lined gable patio is absolutely stunning, you will simply love entertaining and enjoying this outdoor room all year round. It features jarrah decking, a fan, a classic Metters stove for cooking and warmth, LED downlights and patio blinds. The home offers multiple living areas with a lounge, the spacious kitchen/dining and a big family room which flows to the patio through double french doors. There is a large master bedroom upstairs with a balcony and robes, as well as 3 good sized bedrooms downstairs. The bathroom and laundry have also both been fully renovated. The property offers excellent street appeal with a rendered façade, front deck and fenced frontage. The exposed aggregate driveway has extra parking for 3 or 4 cars inside front yard (the owners also used to have a large boat in the front yard). There is also a tandem double garage, and if that isn't enough there is a 2 room workshop and a cellar! The backyard has plenty of lawn for children and pets as well as established gardens and fruit trees. You will simply love the lifestyle this property offers. Located minutes to South Beach, Fremantle and transport routes, this property is a fantastic long term investment in the sought after suburb of Hamilton Hill. All the amenities you could require are a stones throw away including schools, shops, medical and restaurants such as the popular Carringtons Bar & Grill. A property of this calibre will not last long in the current market. Ensure you are at the first home open to not miss your opportunity to own the beautiful home.

FEATURES:

- Fenced front yard
- Large 745m² block
- Rendered façade
- Front deck
- Exposed aggregate driveway with parking for 3-4 cars
- Tandem double garage with roller door at rear and access door to patio
- Side gate
- Front lawn with large mature tree
- Security mesh front screen door
- Entry hall with original jarrah floorboards
- Formal lounge with door to entry and double sliding doors to kitchen/dining with a split system air conditioner
- Fully renovated kitchen / dining with island with seating, breakfast bar. Abundance of storage and bench space, stainless steel appliances, glass splashback
- Large family room with jarrah floorboards, timber venetians, staircase to bed 1, double french doors to patio with expandable fly screens
- 2 gas points
- Bed 1 is upstairs with a wall of fitted wardrobes, a split system air conditioner, fan and a sliding door to the balcony
- Bed 2 with fan, floorboards, timber venetian blinds
- Bed 3 is double in size with fan, triple BIR, floorboards, timber venetian blinds
- Bed 4 is a single with fan, floorboards, timber venetian blinds
- Linen cupboard
- Renovated bathroom with floor to ceiling tiling, vanity, spa bath with shower over
- Toilet with access from laundry and bathroom
- Laundry with timber bench, upper and lower cabinetry, glass splashback and door to patio
- Huge cedar lined gable patio with jarrah decking, fan, LED downlights, Metters stove (the original from the kitchen) and patio blinds
- Large workshop with two rooms - one is sound proofed to suit musician
- Decked back verandah
- Cellar under the house - ideal for preserves, wine or just storage
- Big back lawn with large established tree (and rope swing)
- Variety of fruit trees including lemon, lime, orange and olive and a vegie patch
- Security screens
- Bore with auto reticulation
- Zoned R40

Please note: The floorplan is a representation only and is not completely accurate in sizing, particularly of the garage and patio. Virtual furniture has been used in some photographs. **THINKING OF SELLING?** Contact Gemma Bowen to find out what your property is worth in the current market. 0410 721 110 or gemma@nextvisionrealestate.com.au