

57 Winterfold Road, Hamilton Hill, WA 6163



House For Sale

Thursday, 16 November 2023

57 Winterfold Road, Hamilton Hill, WA 6163

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 670 m2

Type: House



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Offers closing 5th December (unless sold prior)

This character-laden, recently renovated 2 bedroom 1 bathroom residence occupies a commanding position and flawlessly combines its original features of yesteryear with all of the modern conveniences, while whispering promises of a vibrant future. Nestled within the walls of this warm and inviting home is not just a piece of the past, but a canvas for your vision of tomorrow. The R30 zoning and exciting development possibilities (subject to council approval) that come with it are simply an added bonus here, with the property sitting pretty on a comfortable 670sqm (approx.) block and lending itself to first-home buyers, young families and astute investors alike through its multitude of options. Sit out and relax on the full-width front entry verandah before you even step foot inside, appreciating the splendid north-facing aspect that it has to offer. A welcoming large open-plan living and dining area is warmed by gleaming wooden floorboards and plays host to new ducted air-conditioning, ceiling fans and a gas bayonet for winter heating. The separate kitchen has pleasant views over the massive backyard-lawn area that the kids and pets will absolutely love. Down the hallway, a practical bathroom is brilliant in its simplicity and plays host to a bathtub with a showerhead, whilst a huge master bedroom has its own ceiling fan, ducted air-conditioning, standalone wardrobes and allows you to wake up to a delightful northern outlook. The second bedroom also has robes and leads into a sunken rumpus - or second lounge - room at the rear, with retro-style carpet and the potential to be converted into a third bedroom or home office, if need be. A separate toilet can be found off the laundry, with both the laundry and rumpus room extending entertaining out to a fabulous back patio with new decking. There is heaps of room for a future swimming pool in the yard too, such are its super-generous proportions. A garden shed comes in handy for all of your tools and toys, whilst double side-access gates connect the front driveway - where there is seemingly-endless parking space available - to a large lock-up workshop shed at the back of the property. When everything is said and done, you can sit back and unwind on your private deck with a drink in hand, absorbing those sensual sea breezes as they filter across from the nearby coast. Stroll to lush local parklands, East Hamilton Hill Primary School, The Organic Collective fruit and vegetable store up the road and the Hamilton Hill Shopping Centre in the opposite direction, with a sublime sense of convenience attached to this family-friendly suburb with a lovely community feel about it. Also nearby are the buzzing food and coffee strips of both South Fremantle and Fremantle, and of course the stunning South Beach. What a promising location. Opportunity knocks in the best way possible, here. No matter what you decide to do in either the short or long term, something special is definitely waiting!

KEY FEATURES:

- 2 bedrooms
- 1 bathroom
- Recently renovated
- Open-plan living and dining area
- Separate rumpus/lounge room
- Separate laundry
- New patio-entertaining deck
- Huge sunken backyard-lawn area
- Large rear lock-up workshop shed with a roller door
- Double side gates for "drive-through" access
- R30 zoning
- Exciting development/subdivision potential - subject to council approval
- Comfortable 670sqm (approx.) block with ample driveway parking space

OTHER FEATURES INCLUDE:

- Full-width entry verandah with a north-facing aspect
- High ceilings
- Wooden floorboards
- New ducted-evaporative air-conditioning system
- Ceiling fans in the living area and master bedroom
- Gas-bayonet heating
- Security doors and screens
- New colorbond roof
- New Solar hot-water system with an electric booster
- Additional side-access gate, leading to the backyard
- New landscaping, rear lawn and reticulation

LOCATION FEATURES (all distance are approximate):

- 190m to the Organic Collective
- 500m to East Hamilton Hill Primary School
- 550m to Hamilton Hill Shopping Centre
- 1.0km to Enright Reserve
- 3.7km to South Beach
- 5.3km to Fremantle

Outgoings (Approx.) City of Cockburn: \$1,702.92 Water Rates: \$929.67