

**6 Anerley Street, Hamersley, WA 6022**

THE AGENCY

**Sold House**

Wednesday, 12 June 2024

6 Anerley Street, Hamersley, WA 6022

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 522 m2**

**Type: House**



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**\$852,000**

This impeccably-presented 3 bedroom 2 bathroom street-front home is the perfect entry-level property for those seeking to move into a wonderful neighbourhood where absolutely everything is on your doorstep. A carpeted formal front lounge room welcomes you inside, with double sliding doors revealing a separate dining room – complete with split-system air-conditioning for all-seasons' comfort. Only inches away, the separate kitchen is nice and spacious, with modern stainless-steel range-hood and five-burner gas-cooktop appliances complemented by a separate oven setup, double sinks, quality tap fittings, a corner pantry and heaps of additional cupboard storage options. The kitchen also overlooks a casual second living area that comprises of its own split-system air-conditioning unit and can be anything from a family room to a play zone for the kids. A commodious master suite at the back of the house is the obvious pick of the bedrooms with its ceiling fan, built-in wardrobes and drawers and an intimate ensuite bathroom – toilet, vanity, walk-in shower and all. A stylish main family bathroom features a walk-in shower, a separate bathtub and a powder vanity, servicing the two spare bedrooms rather well – a massive second bedroom with its own fan and seemingly-endless built-in-ropes and storage cupboards and a neighbouring third bedroom that can easily be converted into a study, if need be. Off both the dining and second living spaces, you will find a huge covered patio at the rear that offers year-round alfresco-style outdoor entertaining. A small tree-lined grassed area rounds off what is largely a low-maintenance backyard setting. You will truly love living in this tranquil and ultra-convenient location, nestled just around the corner from the beautiful Eglinton Aintree Reserve, the Hamersley Leisure Centre next door and Glendale Primary School, within easy walking distance of bus stops, other lush local parklands and Warwick Grove Shopping Centre and in close proximity to Warwick Senior High School, Warwick Train Station, the freeway, the sprawling Carine Open Space, the coast and so much more. What a spot! Other features include, but are not limited to:

- Entry verandah
- Ceiling fan to the front lounge room
- Carpeted bedrooms
- Separate functional laundry with plenty of built-in storage, internal hanging space and external access for further drying
- Separate 2nd toilet
- Linen press
- Gas-bayonet heating
- Feature character ceiling cornices
- Skirting boards
- Security doors and screens
- Two (2) side garden/storage sheds
- Double lock-up garage – with extra storage space
- Side-access gate

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.