

6 Cullinga Street, Hamel, WA 6215



House For Sale

Friday, 19 April 2024

6 Cullinga Street, Hamel, WA 6215

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1012 m2

Type: House



Anthony Skip Schirripa
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Offers Over \$419,000

Welcome to 6 Cullinga Street, located within a tranquil neighbour and walking distance to the beautiful Hamel Eco-Park. Peacefully placed on a large 1012sqm block, this home been tastefully modernised, including the roof, kitchen, bathroom, internal painting, light fittings and more. You will be greeted with a quaint sitting area beyond the picturesque garden. An entrance hall takes you through to the central living which is welcoming and adjoins kitchen and dining. The outside entertaining is large and semi enclosed, adjoining the workshop / studio. Additionally, the convenience of a school bus pick up / drop off point and local park, down the road, makes this the perfect family home. Encapsulated with local history, including the heritage old Hamel Hall, Hamel is approx. 5 minutes' drive from Waroona, where you can enjoy counter lunches at the local pub. This property offers a peaceful lifestyle, but the convenience of larger districts, central to Bunbury and Mandurah and just over 1.5 hours' drive to Perth. Features you will Love: *Tastefully renovated 3 bedrooms, 1 bathroom home *Powered studio / workshop *Entrance hall *Kitchen upgraded in 2022 including a new ceiling, Bosch oven, gas cooktop and dishwasher *Kitchen / dining have modern dual shade blinds *Lounge room with r/c split air condition in the living (12 months* old) *Sitting nook / study room /activity room *Freshly painted internally 2022 *Spacious bedrooms *Main bedroom includes the built in Ikea wardrobe *Second bedroom has two freestanding wardrobes that can remain *New bathroom, just completed, modern vanity and tiling *Ducted evaporative cooling (12 months old*) *Light fittings replaced through (within 4 years*) *Original jarrah flooring *High ceilings *Front verandah / sitting area *Semi enclosed entertaining area with concrete flooring *Powered workshop/ studio *Front gardens are reticulated *Solar panels *Insulation batts *Roof was replaced within 2 years **Plenty of parking on property *2 x septic tanks, have been emptied since installed *Modernised home, original build 1960 *Zoned Urban 8 *Land size: 1012m2 **Land rates: \$2,265 pa *Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision