

6 Hamilton Way, West Busselton, WA 6280



House For Sale

Wednesday, 7 February 2024

6 Hamilton Way, West Busselton, WA 6280

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 726 m2

Type: House



Tim OSullivan
0452656280

From \$579,000

Step into a home well worth exploring – far from the ordinary. Beyond its neat facade lies a unique masterpiece, inviting you to discover its distinctive charm and character. While it may appear like any well-presented home from the street, this is just the beginning of the captivating narrative that unfolds within. It's not merely a house; it stands as a testament to the original owners' design passion. Soaring high ceilings highlights make this residence truly unique and special. The kitchen isn't just a culinary space; it's a stage for creativity. The informal lounge, with its high ceilings and exposed beams, isn't just a place to unwind; it's a sanctuary of comfort. Every corner reveals a touch of uniqueness, showcasing the dedication poured into creating a home that stands apart. The master bedroom is a retreat of ample space, adorned with built-in robes and stylish Venetian blinds. Step into your private oasis, complete with a spacious ensuite, offering comfort and convenience. Two other well-sized bedrooms feature built-in robes, quality carpets, and new window treatments, while the multipurpose fourth bedroom goes beyond functionality. With access to the outside through a glass sliding door, it's perfect for guests, an inspiring home office, or a vibrant games room for kids. Adding versatility, it has easy-to-clean vinyl flooring and includes a European-style laundry, making it an ideal studio art room with a dedicated cleanup area. The single garage, easily accessible from the dining area through sliding glass doors, has been enclosed, unlocking a world of possibilities. Transform it into a creative studio, a home office, a gym, a music room, or even a teenagers' retreat. Alternatively, maintain its original purpose as a secure lockup garage. The choice is yours, offering versatility tailored to your lifestyle. The workshop has been a haven for creativity, with lined and insulated walls and reverse cycle air-conditioning. It offers year-round comfort, ready to be utilized as a studio, workshop, garage, or any space that aligns with your desires. As for the gardens, they are easy-care with established trees. A white and mauve Crepe Myrtle, the elegance of a Japanese Maple, the stately presence of a tall conifer, the grace of bamboo, and the fragrant allure of Wisteria encircle a central lawn area. For the avid gardener, the canvas is set, providing an opportunity to transform this space into a lush oasis. However, if low maintenance is your preference, these resilient plants have not only thrived but passed the owner's "no water test" – enduring with minimal attention. With a functional bore in place, the potential to convert this outdoor space into a haven is within easy reach. Enjoy the convenience of ample parking for vehicles, boats, or caravans. With driveways on both sides, this residence provides secure access through a new Colourbond gate. This strategic entry point not only ensures privacy but also facilitates easy access to the rear workshop. The high-framed carport, thoughtfully designed, allows you to park your caravan or boat undercover, shielding them from the elements. Whether you have a boat, a caravan, or multiple cars, this space offers room to spare.

Summary of Key Property Features:

- 4 bedrooms, including a spacious master with ensuite
- 726m² Block slightly elevated
- Open-plan kitchen and informal lounge with high ceilings and exposed timber beams
- Separate dining and formal living areas
- Versatile enclosed garage for creative or functional use
- Easy-care garden with patio and lawn area
- Workshop converted into a home studio with reverse cycle air conditioning
- Drive-through carport with extra height for caravans or boats

Area Features and Location:

- Across the road from a park, perfect for dog exercise
- Approximately 1.7km walk to the beach
- 3-minute drive to Busselton Hospital
- Close proximity to good schools, town, coffee shops, and local amenities

For those who seek a home that transcends the ordinary, contact Selling Agent Tim O'Sullivan at 0452 656 280.