

**6 Snare Place, Hamilton Hill, WA 6163**



**House For Sale**

Thursday, 11 January 2024

6 Snare Place, Hamilton Hill, WA 6163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 719 m2**

**Type: House**



Jason Liddle

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## Call For Price Guide

Do not hesitate to enquire on this lovely family home! Residing on a large, elevated corner block, privately nestled amongst gorgeous low maintenance natives, you will not be disappointed! Perfect for the growing family and/or it's a savvy investment for future development. With a private and sheltered outdoor area all the family will love. The property offers plenty of outdoor space and secure side access for the boat, caravan or trailer. Located close to beaches amenities and Fremantle CBD Features include:- Reside and/or subdivide. - Large kitchen space- 3 generous bedrooms, (4th bedroom/study)- 3 separate living areas- Sunroom overlooking pool area- Below ground heated pool- 2nd shower in laundry with separate WC- Polished Jarrah and retro tile flooring- Crimsafe security doors & window screens- Reticulation from bore- Gas hot water system- Fronius 5Kw solar inverter- 18 x Quality Canadian solar panels- A/C in main living area- Vehicle/trailer side access parking- Lock up garage- 719sqm, R40 subdividable lot Not only a warm family home this property offers potential for 3 lots or up to 6 multiple dwellings (Subject To Council Approval). Close to Southwell primary school, walking distance to transport, Cafe's, restaurants & Phoenix Shopping Centre, under 5k's from Fremantle, South & Coogee Beaches. Enquire today, do not miss out! Jason@empireproperty.com.au or 0450 041 157

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