

69 Hamilton Street, Stirling, WA 6021



House For Sale

Thursday, 11 January 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 271 m2

Type: House



Brad Hardingham

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OFFERS

What we love Stylish low-maintenance lock-up-and-leave living awaits you here from within the walls of this street-front 3 bedroom 1 bathroom home that occupies a sought-after Stirling address right on the border of the excellent "Princeton Private Estate". Both privacy and security come to the fore here, with this gated retreat offering flexible living and entertainment options across its intimate, yet practical, floor plan. Take full advantage of an enviable lifestyle where only walking distance separates your front door from the main parks and picturesque lakes of the neighbouring estate, with the Perth CBD merely minutes away and the likes of public transport, schools, shopping (at the Stirling Village precinct, the new Roselea complex, Westfield Innaloo and new-look Karrinyup), medical facilities at Osborne Park Hospital, the gorgeous Stirling Civic Gardens, the freeway and pristine swimming beaches all very much within arm's reach. The vibrant Main Street café and restaurant strip is also around the corner, as is the newest bar in town – Social House. The word "convenient" is definitely an understatement, as far as this contemporary gem is concerned.

What to know Your main entry into the property is via front double gates that reveal a fantastic outdoor patio-entertaining area, adjacent to a splendid paved courtyard. Double French doors off the alfresco lead into a large tiled living room with split-system air-conditioning. The connecting open-plan dining and kitchen area is also neatly tiled, playing host to an Omega ceramic cooktop, a Westinghouse oven, a stainless-steel range hood, double sinks, a microwave nook and tiled splashbacks. The separate laundry off the kitchen has a walk-in linen press and a separate toilet, as well as security-door access down to a sunken rear courtyard that is spacious in size, is also paved and has a gate that allows you to park a single car. The area can also be utilised for open-air entertaining, with the front patio also able to double as a carport, if you need it to be one. Back inside, all three bedrooms are carpeted for complete comfort, inclusive of a much bigger master that also has its own split-system air-conditioning unit. Brilliant in its simplicity is a practical bathroom with a shower and powder vanity. The wildcard in the floor plan though is a carpeted second living room that has its own air-conditioner on the wall, a French door for peace and quiet and can easily be utilised as either a study or play zone for the kids. Extras include outdoor power points, an electric hot-water system, easy-care gardens, a lock-up external storeroom out back and additional parking options out on the front verge. For those seeking the simple life, look no further. This is the one for you.

Who to talk to To find out more about this property you can contact agents Brad & Josh Hardingham on B 0419 345 400 / J 0488 345 402.

Main features 3 bedrooms 1 bathroom 2 separate living areas Gated entrance Outdoor patio/courtyard entertaining Separate 2nd courtyard – or single car bay – at the rear Air-conditioning Low-maintenance gardens Extra parking space on the front verge