

**70 Hamilton Road, Hamilton Hill, WA 6163**



**Sold House**

Monday, 14 August 2023

70 Hamilton Road, Hamilton Hill, WA 6163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 700 m2**

**Type: House**



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## Contact agent

This spacious home features 3 bedrooms, 1 bathroom and multiple living areas, offering ample space for comfortable living. With a little imagination and creativity, this property holds tremendous potential for customization and personalization. Situated near Manning Park, Coogee Beach and Port Coogee Marina, you'll have access to a wealth of natural beauty and recreational activities. The expansive 700sqm block, zoned R30, provides an exciting opportunity to expand, renovate, or even develop, allowing you to shape this property into your dream home. With convenient access to public transport and a thriving community, don't miss out on the chance to embrace the possibilities and create a truly remarkable living space.

- Spacious kitchen offers 5x gas cooktop, tiled splashback, brand new 600mm wall oven, double sink, pantry, fridge recess, breakfast bar and plenty of bench space
- Open plan kitchen/living/dining with gas bayonet point
- Family / activity area with gas bayonet point
- Ducted air conditioning
- Spacious master bedroom with walk in robe
- Main bathroom with shower, bath, single vanity with storage cupboards and WC
- Bedroom 2 is double sized with built in robe and foxtel points
- Bedroom 3 is double sized with built in robe
- Large laundry with separate WC
- Linen storage & broom closet
- 2nd linen storage
- Large paved rear area - perfect place for entertaining family / friends and summer BBQs overlooking huge grassed areas
- 2 storage sheds
- Automatic garage with drive through access to rear
- Gas storage hot water system
- Security door
- Stones throw to Manning Park and public transport routes
- Close proximity to Phoenix Primary School, Coogee Beach, Port Coogee Marina, local shopping and all other amenities
- Less than 10 minute drive into the heart of Fremantle

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