

# 76B Hamilton Road, Hamilton Hill, WA 6163



## Sold Duplex/Semi-detached

Monday, 14 August 2023

76B Hamilton Road, Hamilton Hill, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 87 m<sup>2</sup>

Type:

Duplex/Semi-detached

**\$520,000**

Welcome to 76B Hamilton Road, Hamilton Hill. An abundance of attributes integrate to assure your property requirements are met. Generous proportions afford comfortable and spacious living while at the same time, allowing minimal fuss and or cleaning and allowing you and your family to get your weekends back from unnecessary maintenance. Spacious renovated and functional kitchen with stainless steel gas hot plate, electric oven + dishwasher. Open plan living flooded with natural light 3 bedrooms (2 with a/c) Stunning renovated bathroom tiled floor to ceiling plus timber lined ceiling Renovated Laundry and WC (with full height tiling) Huge gabled patio to accommodate entertaining & those regular get togethers with family & friends Sprawling landscaped and paved rear yard Spacious remote double carport Side Access + Shed No Strata Fees And more... The location should be amongst the top of mind, with so many long-standing residents nearby, this has been described as great place to live. Manning Park along with play equipment, bbqs and steps, Coco and Boho Café, Coogee Plaza, Scarvaci's IGA, Phoenix Shopping Centre, Phoenix Medical, Phoenix Primary School and a wealth of other amenities are in proximity. We can't forget local favourites Coogee Beach and Davilak Park. Spoil yourself! Team Trolio welcome your enquiry and invite all real estate agents an opportunity for a conjunction arrangement by introducing a buyer to the home. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.