

7A Aberle Street, Hamilton Hill, WA 6163

WHITE HOUSE
PROPERTY PARTNERS

House For Sale

Friday, 22 March 2024

7A Aberle Street, Hamilton Hill, WA 6163

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 309 m2

Type: House



Louise Pope
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FROM MID \$500,000s

Making the most of its corner position with street frontage in this small group of 4 units, this 2 bedroom 2 bathroom home offers exceptional modern living in a prime location. You'll love its easy access to the best of Hamilton Hill; shops, amenities, cafes, parks and schools, as well as its accessibility to major road networks including Stock Road towards Kwinana Freeway or the coast for South Beach, Coogee Beach, Port Coogee Marina or Fremantle within 10 minutes. Behind a secure fence with gated entry, the front garden is low maintenance with an additional section of easy care synthetic grass and tidy garden beds. The spacious double lock up garage sits adjacent to the property, coming off the driveway. Step into the entryway with a direct view down to the lounge area. This home feels fresh and 'as new', the contemporary finishings include charcoal toned carpet in the hallway and bedrooms, wooden style floorboards and a modern colour palette that can easily adapt to an array of styles and furnishings. Both bedrooms sit at the front of this home. On the left is the main bedroom with a large walk in robe, split system air conditioning unit and its own ensuite with a corner shower and neat vanity. On the right in a separate wing is the second bedroom with a built-in robe and small alcove between two windows overlooking the front garden. The laundry has direct access to the back courtyard with a separate guest toilet while the main bathroom has a built-in bath, large vanity and corner shower. Head down the stairs into the light filled, open plan lounge and dining thanks to windows on both sides inviting in as much natural light as possible. The U-shaped kitchen features glass panelled white cabinetry and a breakfast bar for two. Appliances include a gas stovetop with range hood, electric oven and dishwasher. Complete with a sunny Westerly outlook to the undercover patio area and vine covered back fence, this space feels particularly warm and homely when the afternoon sun sets, bathing the kitchen in a golden light. Additional features include a second split system air conditioning unit in the lounge and dining area for year round comfort, a shopper's entry from the double garage into the house (with additional access to the back courtyard) as well as a sliding door that leads out to the undercover patio. Enjoy alfresco dining in the privacy of your own home, the perfect spot for entertaining guests with indoor/outdoor ease. Veggie garden beds are tucked into the corner ready for more edible delights to be added. This home is perfect for a small family or couple seeking an entry point opportunity into Hamilton Hill, for those looking to downsize from their current home or for a savvy investor seeking a desirable long term rental. East Hamilton Hill primary school is at the end of the street with plenty of parks nearby and local cafe favourites are a short walk away. As a suburb, Hamilton Hill continues to develop and thrive, making it an attractive high-growth area for years to come. Features Include:

- 2 bedrooms, 2 bathrooms
- Street frontage, corner position in small group of 4 units
- Secure, gated entry to front door
- Low maintenance garden & easy care synthetic lawn
- Charcoal toned carpet in bedrooms and hallway
- Wooden style floorboards
- Contemporary colour palette throughout
- Main bedroom with split system air conditioning unit & ensuite
- Laundry with courtyard access & separate toilet
- Main bathroom with built-in bath & shower
- Plenty of storage
- Open plan lounge & dining with additional split system air conditioning unit
- Kitchen features glass panelled white cabinetry & breakfast bar for two
- Appliances include gas stovetop with range hood, electric oven and dishwasher
- Westerly outlook from kitchen to undercover patio area
- Shopper's entry from garage into home
- Double lock up garage (additional access to rear courtyard)
- Undercover patio area for alfresco dining
- Veggie garden beds in corner
- Close to shops, amenities, cafes, parks and schools
- Fantastic location
- Accessible to major road networks including Stock Road towards Kwinana Freeway
- 10 minutes drive to South Beach, Coogee Beach, Port Coogee Marina or Fremantle
- Walking distance to East Hamilton Hill primary school at end of street

Water rates: \$1,134.02 per annum (approx)
Council rates: \$1,831.57 per annum (approx)
Strata Rates: \$453.28 per quarter (approx)