

8/159 Hamilton Street, Queens Park, WA 6107



Sold Villa

Tuesday, 9 January 2024

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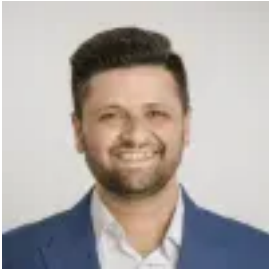
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 222 m2

Type: Villa



Shagun Ahuja

0894737777

\$510,000

Proudly presented by Shagun Ahuja Welcome to 8/159 Hamilton Street, Queens Park! This stunning villa offers an incredible opportunity for comfortable and convenient living. Situated in a complex of just 8 units, this property is perfect for those seeking a cozy community atmosphere. With three bedrooms and two bathrooms, this villa provides ample space for singles, couples & families. The double garage ensures you have plenty of parking space and additional storage options. A cleverly appointed and integrated open plan kitchen highlights modern appliances with heaps of storage space. Feed the troops, entertain guests or just enjoy tea and toast. Master bedroom is very spacious & features built in robe & private ensuite. Both secondary bedrooms are good size, well proportioned & feature built in robes. Common Bathroom is easily accessible from all parts of the home. One of the standout features of this property is its prime location. Walking distance from St Joseph Primary & St Norbert High school Primary School, it offers a fantastic advantage for families with young children. Imagine the convenience of a short stroll to drop off or pick up your kids from school! If you're a shopping enthusiast, you'll love the proximity to Carousel Shopping Centre, a premier retail destination. With a vast array of shops, restaurants, and entertainment options, you'll have everything you need right at your doorstep. Commuting is a breeze thanks to the train station at walking distance, allowing for easy access to the city and beyond. Additionally, the villa's strategic positioning provides convenient routes to Welshpool Road, Albany Highway and Leach Highway, making it ideal for those who frequently travel for work or pleasure.

The Property & What We Love?!

- * Built Year: 2010
- * Exceptional Location!
- * Well maintained complex
- * Block Size: 222m², Internal living Area: App. 113m² (excluding garage & storeroom)
- * AWESOME Lifestyle!
- * Open plan living/kitchen/dining area
- * Spacious Bedrooms
- * Double lock up garage with storeroom
- * Easy access to nearby public transport
- * Private, Low Maintenance & Secure
- * Tenanted at \$580 per week until mid April 2024
- * Current rental potential \$630 - \$650 per week
- * Outgoings: * Council Rates: \$1,729.23 per annum
- * Water Rates: \$1,154.16 per annum
- * Strata levies: \$470 per QTR