

**8/25 Hamilton Street, Osborne Park, WA 6017**

Blackburne

**Villa For Sale**

Wednesday, 12 June 2024

8/25 Hamilton Street, Osborne Park, WA 6017

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 73 m2**

**Type: Villa**



Paige Garvey  
0894295777

## From \$425k

Discover one of the most desirable villas in the highly sought-after suburb of Osborne Park. Perfectly situated near shopping centres, cafes, freeways, and a bus stop, this beautifully presented home is a rare find that won't last long. Step into comfort with 2 spacious bedrooms and a stunningly renovated bathroom tiled to the ceiling. The updated and expansive kitchen is a dream, featuring plenty of storage within your overhead cupboards, generous bench space, and a large pantry. Throughout the home, you'll find stylish floorboards and plantation blinds that add a touch of elegance. With three split system air conditioners, you'll stay comfortable year-round in the living area and both bedrooms. Practicality meets convenience with a good-sized laundry, a large courtyard, and an additional storage shed. Enjoy the efficiency of gas cooking and a gas hot water system, keeping your utility costs low. Strata levies are approximately \$520.00 per quarter, making this an affordable and smart choice, whether it is for your first home or a great investment, with return between \$550 - \$570 per week. This unit truly ticks all the boxes!

**Property Features Include:-** Renovated kitchen with plenty of storage throughout, featuring dishwasher and gas cooktop- Low maintenance floorboards throughout- Natural lighting in all areas of the home- Updated bathroom with touch of character in original glass window- Spacious bedrooms with built in robes, featuring reverse cycle air conditioners- Separate laundry with additional linen closet- Additional shed in private courtyard- Undercover car port at the entrance of your home- Situated in only a block of 8 villas!

**Rates:** Water Rates: \$957.93 per annum Council Rates: TBA Strata Levies: \$520 per quarter Don't miss your chance to make this fantastic unit your new home! Contact Paige Garvey for more information.