

89 Hamilton Street, Bassendean, WA 6054



Sold House

Wednesday, 13 September 2023

89 Hamilton Street, Bassendean, WA 6054

Bedrooms: 4

Bathrooms: 2

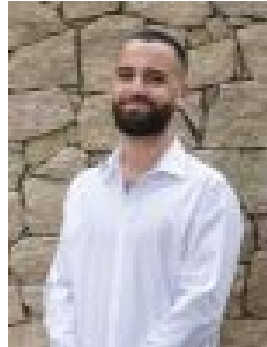
Parkings: 3

Area: 1012 m2

Type: House



Andrew Huggins
0892773555



Marcus Blades
0861041319

\$930,000

Absolutely must sell with owners already purchased elsewhere. Welcome to 89 Hamilton Street, Bassendean - a property lovingly cared for guaranteed to impress with its natural light filled living spaces + inviting backyard offering the perfect retreat just in time for summer. Make a splash in your swimming pool surrounded by lush gardens, relax on the deck in your cabana with a refreshing drink. There is a covered outdoor patio area that's perfect for BBQs and gatherings with family and friends. Love a good project then we have you sorted with a large powered work shed. You will be truly amazed at this beautiful home - it has all you need + more! A complete package on a spacious plot of 1,012m². Located on one of Bassendean's premiere streets, this renovated four bedroom, two bathroom abode is an absolute entertainers paradise and perfect for you & your family! The property:

- White rendered brick & tile construction
- Built in 1975, renovated throughout
- Paved portico with timber patio
- Wide entrance with lobby area that doubles as a study/reading nook
- Surface mounted downlights
- Separate lounge room with ceiling fans + VULCAN heater
- Light filled open plan kitchen, dining & living area
- Living area includes a wood fire heater + built in timber bar
- Ducted COOL BREEZE air conditioning
- Ceiling fans throughout
- Gourmet kitchen with Corian benchtops, stainless steel appliances, dishwasher & abundance of cupboard space, in-built wine rack
- Large main bedroom includes a huge walk in robe
- Bedroom two connects to main bedroom - perfect for a nursery or office
- Bedroom three includes built in wardrobe + study desk & drawers
- Bedroom four includes a built in robe
- Two modern easy care bathrooms
- Main bathroom includes combined shower + bath
- 2x toilets
- Updated laundry with access to atrium
- Electric & manual roller shutters
- HUGE paved alfresco
- Timber decked cabana with built-in BBQ + bar fridge
- 11 Solar panels (2.5KW)
- 300L Solar hot water system
- Spacious backyard with grassed area + basket ball hoop
- Gated below-ground swimming pool
- Established reticulated gardens + raised veggie garden bed
- Double carport with plenty of extra parking
- Drive-thru access to rear of property
- Single garage / workshop
- Garden shed

1,012m² with 189m² of internal living

The location:

- Bassendean Primary School - 800m
- The Swan River + Pickering Park - 900m
- Bassendean Shopping Village + Oval - 1.2km
- Bassendean Train Station + Hotel - 1.1km

Invest or nest - this property is perfect to enjoy yourself or to find the perfect tenant, with an estimated rental return of \$785.00 - \$800.00 per week. Auction Venue:

- Ray White Corporate Office, Ground Floor, 12-14 The Esplanade, Perth

Wednesday, 11th of October 2023, 6pm for a 6.30pm start unless sold prior

Auction Terms:

- \$20,000 deposit on the fall of the hammer
- Sold 'as is' with no warranties
- Settlement 17th or 24th November 2023

Please Note: The seller reserves the right to sell the property prior to the auction and all offers are genuinely invited.