

8a Jamy Place, Hamilton Hill, WA 6163



Duplex/Semi-detached For Sale

Friday, 29 March 2024

8a Jamy Place, Hamilton Hill, WA 6163

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Duplex/Semi-detached



Lisa Correia
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From \$525,000

ALL OFFERS PRESENTED THROUGH OPENN OFFERS PLATFORM Privately positioned to the rear within what is already a peaceful and secluded cul-de-sac location, this stylish and modern 2 bedroom 1 bathroom residence will suit those seeking a fantastic first home, down-sizer, an astute investment property or something that is simply a little bit more low-maintenance and "lock-up-and-leave" than the rest. A tiled open-plan living, dining and kitchen area doubles as the central hub of the floor plan with its split-system air-conditioning unit, step-in corner pantry, tiled splashbacks, over-head and under-bench storage cupboards, double sinks, range hood, Euromaïd gas-cooktop and oven appliances and stainless-steel dishwasher of the same brand. Nestled behind double doors, a cleverly-concealed European-style laundry off here makes the most of both the floor and wall space on offer. The larger master bedroom is carpeted for comfort and boasts full-height mirrored built-in wardrobes, sitting opposite an intimate bathroom with a shower and vanity. A separate toilet can be found next door. A sliding door reveals the tiled second bedroom that can easily be converted into a study, if need be. It all comes down to personal preference. Gated from the front and accessible via double sliding doors off the living space, a terrific north-facing courtyard is the perfect place to relax and unwind, providing you with covered outdoor patio entertaining - alongside easy-care artificial turf. Completing this excellent package is a generous remote-controlled double lock-up garage with high ceilings to cater for bigger vehicles, an internal shopper's entry door and remote-controlled roller-door access to a rear courtyard that is ideal for parking your trailer. Only footsteps separate your front door from the lovely Southwell Park, with other lush neighbourhood parklands also situated nearby, along with likes of the local IGA supermarket, Southwell Primary School, Phoenix Shopping Centre, alternative shopping and educational facilities, major arterial roads, Cockburn Central, the freeway, the gorgeous surf and sand at Coogee Beach, the magnificent Port Coogee Marina and the heart of Fremantle's famous town centre - and its vibrant cappuccino strip. There is so much more than meets the eye on offer to you, here. Wait and see! Other features include, but are not limited to: - Separate internal door to access the rear courtyard - Feature down lighting - Instantaneous gas hot-water system - Reticulated low-maintenance gardens - 177sqm (approx.) land size ENQUIRIES: For all enquiry responses relating to the property, please also check your junk mail or email spam folder. All enquiries will be answered within 24 hours. DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.