

# 9B Hammond Street, West Perth, WA 6005



## House For Sale

Wednesday, 12 June 2024

9B Hammond Street, West Perth, WA 6005

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 253 m2

Type: House



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## EOI from the early \$1Millions

The Perth Property Co. is delighted to present 9B Hammond Street, West Perth. A beautifully crafted and bespoke two bedroom, two bathroom home on an easy-care 253sqm lot (160sqm land parcel). Situated close to the retail and entertaining precincts of both Leederville and North Perth, this contemporary unique home, designed by the clever team at Paul Rumble Architects, offers energy efficiency, environmental sustainability and highly desirable livability. A private and secluded haven hidden away on a rear lot with easy right of way access, this home boasts an infusion of convenient style and functionality within a cosmopolitan locale. Providing ample space, comfort and entertaining amenities and situated within walking distance of the popular Pickle District and Beatty Park, with plenty of transport options close by and the City only 2.4km away too, this home is certainly a stand out option, and yet there is still so much more to discover. With a generous and well laid out open plan living zone, two good sized bedrooms, a second living area, balcony to the main bedroom, courtyard and alfresco area, plus an impressive list of qualities and conveniences, this home is truly a masterpiece. The notable list of features includes but is not limited to:

- Solar passive sustainably designed North facing home that permits glorious winter sunlight to penetrate deep into the home's living areas morning and afternoon, constructed of mixed materials including reversed brick veneer upper floors that retain thermal mass, and other low maintenance material features with durable properties.
- Huge open plan living-dining-kitchen zone that greets you from the entrance with a comforting living space which features inset ceiling panels, RC air-conditioning, spot and down lights, ceiling fan and generous stacker doors leading onto a private decked alfresco with pond.
- Impressive kitchen designed with an impeccable layout and offers under-bench oven, induction cooktop, dish draw dishwasher, stone benchtops, island breakfast bar, crisp white cabinetry and clever storage options, plus tiled splashback.
- Handy laundry with access to an undercover drying courtyard, and powder room, plus nearby access to the double garage and under stair storeroom with natural light.
- Upstairs offers a second living room with built in cabinetry that with some astute modification could convert to a third bedroom, plus a handy study nook at the top of the stairs.
- A main bedroom with ingenious features that include a double walk-through robe that leads to a lavish ensuite with double basin vanity, big double shower, and WC, plus there is a balcony with bespoke privacy screening.
- Large second bedroom with built-in robe and semi ensuite to the second bathroom which has vanity, combined shower/bath and a separate WC nearby.
- RC air-conditioning - split systems downstairs and ducted upstairs, ceiling fans, feature light fittings or modern downlights, discrete window dressings, feature bulkhead ceilings, polished concrete floors to downstairs living areas, carpets to upstairs areas, solar HWS (with electric booster), double remote garage accessed via ROW.
- Low maintenance and private 253sqm rear strata lot (160sqm land parcel) with no fees in popular location. With so much to see, and so much to love about 9B Hammond Street, West Perth make sure you view this home now! Call Nadija 0417 903 990 or Dan 0422 422 216 to find out more.

Other Information: Built 2013 Size 253sqm Water rates \$1,755 Council Rates \$2,784 Approximate Distances: Beatty Park 350m Pickle District 900m North Perth Primary 900m Leederville hub 1.0km North Perth hub 1.3km Mt Lawley High 2.5km Perth CBD 2.5km

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