

# 15/8 Fortini Court, Hamilton Hill, WA 6163



## Apartment For Sale

Thursday, 25 January 2024

15/8 Fortini Court, Hamilton Hill, WA 6163

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 74 m2

Type: Apartment



Ana Vizcaino  
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## High \$200,000's

This spacious two bedroom apartment is located on the top floor of a small complex. Due to its elevated position, the apartment offers expansive views across the treed Hamilton Hill valley, with views of Manning Park to one side and the Fremantle Harbour cranes to the other, with a sparkling ocean vista ahead. Step onto the expansive balcony, an ideal space to take in the view or unwind as the sun sets over the ocean. Inside, a tiled, open-plan layout seamlessly connects the lounge, dining, and functional kitchen equipped with a convenient gas cooktop, oven, ample bench space, and overhead cupboards. The apartment is bathed in natural light, creating a warm and inviting atmosphere for hosting family and friends. Additional features include a split system air conditioner, roller shutters, and a clever layout designed to capture the cooling summer breeze ensuring year-round comfort. Off the living area you will find two bedrooms and a central wet area. Both good sized bedrooms are carpeted, the main bedroom has balcony access and valley views through the windows. The central wet area comprises a neat and tidy bathroom with a gas hot water system, a spacious laundry, and a separate toilet. Enjoy convenient access to Fortini Park, local shops, sporting facilities, and excellent public transport links. The beach is a quick six-minute drive, and Fremantle is within a 10-minute reach. This low maintenance, lock and leave apartment is an excellent opportunity for first time home buyers and astute investors, with an estimated rental return of \$360 per week. 2 bedrooms 1 bathroom 1 car Top floor position 74.9 sqm of living area West facing balcony with scenic views Reverse cycle air conditioning in the living area Separate laundry Please call Ana Vizcaino on 0416 197 012 for further details