

**149B Hamilton Road, Spearwood, WA 6163**



**Duplex/Semi-detached For Sale**

Saturday, 29 June 2024

149B Hamilton Road, Spearwood, WA 6163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 501 m2**

**Type:**

**Duplex/Semi-detached**



Linton Allen

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## Call for Details

Discover your ideal sanctuary nestled only moments away from the pristine waters of Coogee Beach. Offering 3 large bedrooms, an updated kitchen and a well-appointed bathroom – this is the perfect property for those seeking comfort and convenience. Situated opposite Beale Park and walking distance to Port Coogee Marina and Coogee Beach, this home offers a classic coastal lifestyle. With spacious interiors and prime location, it's the perfect investment for first home buyers, investors and downsizers seeking a vibrant coastal community. Additional features include:

- Spacious modernised kitchen includes 600mm wall oven, tiled splashback, 4 gas hot plates, rangehood, double sink, with plenty of bench / cupboard space and extra overhead cabinetry
- Formal lounge with automatic roller shutter
- Dining area
- Linen cupboards
- Reverse cycle air conditioning
- King sized master bedroom includes LED lighting and feature ceiling fan
- Bedroom 2 is queen sized with roller shutters
- Main bathroom offers shower, single vanity and extractor fan
- Bedroom 3 is queen sized with roller shutter
- Pull down attic storage
- Large laundry
- Separate WC
- Paved outdoor alfresco area, the perfect place for summer BBQs with family and friends with auto Cafe blind
- Rear backyard offers tiered limestone retaining garden beds and Veggie patches
- Drive thru access for car / trailer
- Large storage shed / workshop
- Gas instantaneous hot water system
- NO STRATA FEES
- Leisurely stroll over the hill to Port Coogee Marina and pristine waters of Coogee Beach
- Close to shopping, dining, public transport and local schools
- Phoenix Shopping Centre: 3 minutes' drive, Port Coogee Marina and Beach: 3 minutes' drive, Fremantle Cappuccino Strip: 10 minutes' drive
- Opposite Cockburn Soccer Club and Beale Park
- Ideal for downsizers, first home buyers, or investors

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 or the client, guarantee their accuracy. Interested persons are advised to make their own enquiries. The particulars contained are not intended to form part of any contract.