

108A Blackwood Avenue, Hamilton Hill, WA 6163

House For Sale

Monday, 8 July 2024

REASPA
PROPERTY GROUP

108A Blackwood Avenue, Hamilton Hill, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 714 m2

Type: House



Team Raspa

0452335312

Call For Details

This well-proportioned 4-bedroom, 2-bathroom home on a generous 714sqm block in Hamilton Hill offers the perfect foundation for buyers looking to personalise a space to suit their style and needs or to buy as a low maintenance investment property. The home boasts a practical layout with a dedicated entry featuring a security door for peace of mind. The formal lounge and dining area at the front offers a versatile space for entertaining, with French doors providing the option to create a more intimate setting. Step through to the open-plan kitchen, living, and meals area – the heart of the home. This light-filled space features a cozy freestanding wood fireplace and an exposed wooden beam, adding a touch of character. The well-equipped kitchen offers ample storage with plenty of cupboards, an electric wall oven, electric cooktop, microwave nook, and a built-in pantry. The master bedroom is conveniently located at the front of the house and boasts a walk-in robe and a private ensuite. Three additional bedrooms provide comfortable sleeping quarters for family or guests, and these are positioned in a separate wing along with the family bathroom and laundry, ensuring privacy for all. But the potential extends far beyond the walls of the house. Step outside and discover a great place to host summer barbecues with family and friends under the expansive gabled patio, accessible through the double garage. The large powered shed, which can be accessed through a double gate next to the garage, provides an ideal space for a workshop or additional storage. A separate garden shed offers further storage solutions to keep your low maintenance garden and outdoor area clutter-free. The large block boasts a beautiful lawn to the front and back, perfect for the kids and pets to play. Situated in the sought-after suburb of Hamilton Hill, you'll enjoy easy access to a range of amenities, including shops, schools, parks, and public transportation links. Whether you're a young family, a growing household, or an investor seeking a project with potential, this property offers something for everyone. The property is being sold by Fixed Date Sale with all offers to be presented no later than 31st July 2024. NOTE: The seller reserves the right to accept an offer before the Fixed Date Sale date, without notice. 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.