

12B Glenister Road, Hamilton Hill, WA 6163

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PROPERTY

House For Sale

Sunday, 23 June 2024

12B Glenister Road, Hamilton Hill, WA 6163

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 477 m2

Type: House



Greg Chapman

0407466502

Closing date sale

Welcome to 12B Glenister Road, Hamilton Hill. All offers presented 30th June 2024 unless sold prior. Price guide and property information available 24/7 by sending an email enquiry which will be responded to within 5 mins. Please check your junk email. The sellers reserve the right to accept prior to the closing date. Discover this quaint rear duplex, nestled in an enviable location just a stone's throw from the serene Manning Park. This delightful 2-bedroom, 1-bathroom home is set on a spacious 477sqm block, providing ample outdoor space for relaxation and entertainment. Perfectly suited for first home buyers or those looking to downsize, this property offers a peaceful retreat while being only a 10-minute drive from the vibrant hubs of Fremantle and Port Coogee Marina. While the home is move-in ready, it offers plenty of potential for further upgrades to truly make it your own. The interior features an updated laundry with modern tiles and a contemporary bathroom with a glass-screened shower and stylish vanity unit. The kitchen boasts a freestanding gas cooktop and oven, a pantry, and quality vinyl plank flooring, making it a functional and inviting space. The main bedroom includes built-in robes for ample storage, and the home benefits from an instantaneous gas hot water system and evaporative air conditioning for comfort year-round. Outside, you'll find plenty of space to entertain with a large covered rear patio area. The property also includes a powered garden shed, upgraded external lighting, and a covered carport with additional driveway parking. Wake up to the sounds of nature right on your doorstep and enjoy peaceful evening walks around the nearby lake, making this charming duplex a perfect place to call home. Features at a glance: • 2 Bedrooms, 1 bathroom • 477sqm block • Updated laundry with modern tiles • Updated bathroom with glass-screened shower and modern vanity unit • Kitchen with freestanding gas cooktop and oven, pantry, quality vinyl plank flooring • Main bedroom with built-in robes • Instantaneous gas hot water system • Upgraded external lighting • Plenty of external rear covered patio space for year-round entertaining • Powered garden shed • Covered carport and plenty of driveway parking • Evaporative air conditioning • Located within 10 minutes of Fremantle and Port Coogee Marina • Council rates: \$1659.39 per annum, Water rates: \$848.23 per annum • No Strata fees! Don't miss this opportunity to secure a charming home in a prime location, offering both tranquility and convenience. Disclaimer: In the preparation of this document, we have exerted our utmost effort to ensure the accuracy and truthfulness of the information provided. However, we do not assume any responsibility and hereby disclaim all liability for any errors, omissions, inaccuracies, or misstatements that may be present. Interested parties are encouraged to conduct their own investigations to confirm the validity of the information contained herein.