

**16 Cullinga Street, Hamel, WA 6215**



**House For Sale**

Saturday, 29 June 2024

16 Cullinga Street, Hamel, WA 6215

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1012 m2**

**Type: House**



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## Offers Over \$639,000

Welcome home to 16 Cullinga Street, located within a tranquil little hamlet of Hamel, walking distance to the beautiful Hamel Eco-Park. Peacefully placed on a large 1012sqm block, this home been perfectly utilised the block inside and out. This comfortable home welcomes you with its warm brick facade, bullnose verandah and custom made, fenced off easy care native garden. There is plenty of parking at the front with an additional high undercover loft for a caravan or boat, with an additional parking area extended through the double gates to the rear. The home is spacious with three living areas allow a growing family to enjoy. The front lounge is a great size and is a perfect multi-purpose area. The central living is open and comfortable with a wood heater, split air con, kitchen, dining, family room, plus a sunken game, living area. The outside is impressive with a huge L shaped entertainer alfresco, with a gabled section, drop down blinds and timber posts adding character, and overlooks a scenic backyard, with an array of native, low maintenance plants and established mandarin tree, tidily fenced off from the main grassed area. A custom-made bench complementary to the fencing completes this homely back area. The large, powered workshop including the wooden workbench, will keep the handyman entertained on weekends. Encapsulated with local history, including the heritage old Hamel Hall, Hamel is approx. 5 minutes' drive from Waroona, where you can enjoy counter lunches at the local pub. This property offers a peaceful lifestyle, but the convenience of larger districts, central to Bunbury and Mandurah and just over 1.5 hours' drive to Perth. Property Features: 4 bedrooms, 2 bathrooms home Bullnose verandah Large front living area Open family, dining, games rooms TV in the rear sunken lounge remains with the property Kitchen is open with gas cooktop, pantry, plenty of storage Large reverse cycle air conditioner and wood heater in the living Minor bedrooms have built in robes Bathroom with shower and bath Master room is huge with bayview windows, WIR Modern ensuite with sleek black tiling vanity and tiling Double gate side access from the side of the property to the workshop Large entertaining area with concrete flooring Powered workshop with workbench included and woodshed Skirting boards throughout Extra parking at the rear of the property High loft parking for caravan / boat Mandarin, lemon, orange trees, native gardens, custom made fencing 2 x septic tanks NBN available Built 1998 \*Zoned Urban 8 Land size: 1012m<sup>2</sup> Land rates: \$2,265 pa \*Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision