

18 Cassio Place, Hamilton Hill, WA, 6163

House For Sale

Wednesday, 14 August 2024

WHITE HOUSE
PROPERTY PARTNERS

18 Cassio Place, Hamilton Hill, WA, 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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Hilltop Hideaway, Endless Potential

Curving around the bend of a peaceful cul-de-sac, marked by a grand old gum tree out the front, sits this traditional 1980s brick and tile home up on the hill. It's in a secluded and elevated position surrounded by leafy green trees home to native wildlife - including a resident kookaburra or two who love to pay a visit. This location is conveniently close to everything you need and will appeal to an array of buyers including investors, first home buyers, young families or professional couples.

A single carport provides a sheltered space to park a car off-street, behind a secure fence that makes both the front and back yards safe for children and pets to roam freely in. There's an undercover front patio for relaxed, alfresco dining with loved ones, made all the easier to enjoy in such a quiet setting.

Freshly painted interiors and new hybrid floating timber flooring add a contemporary touch inside, along with ceiling fans throughout and a split-system air-conditioning unit in the lounge room for year-round comfort. As a bonus, energy efficiency is catered to with solar panels, keeping your power bills low.

The open-plan lounge, dining and kitchen span the front of the home, and the kitchen features timber veneer cabinetry, laminate bench tops, a gas stovetop and electric oven. Ideal to use as is, there's ample opportunity to refresh this space with your own flair and style down the track.

Three bedrooms extend down the hallway, the main with built-in robes, and each share the bathroom with a shower, vanity (with a decorative tiled splash-back) and separate WC. The laundry opens out to the back garden with neat, landscaped surrounds and a paved, rear patio where a spacious backyard of lush, green lawn awaits. There's a secure shed to store tools in and the large central tree provides a shady canopy over the warmer months. There's also convenient gated access from the cul-de-sac on Bickford Place making it even easier to walk to the local primary school or nearby parklands.

Adding to the appeal of this property is the location with close proximity to public transport and major arterial routes including Stock Road and Rockingham Road for city commuters. Southwell Primary School is a walk away, Phoenix Shopping Centre is down the road for a range of amenities, and both Coogee Beach and Fremantle are a short 10 minute drive away.

This is a wonderful entry point opportunity into a suburb that continues to thrive and grow, with so much potential for its next owner.

Features include:

- 3 bedrooms, 1 bathroom, 2 car
- Peaceful, elevated position up on the hill
- Open-plan kitchen, living & dining
- Ceiling fans, split system air-conditioning unit, solar panels
- Laundry with exterior access
- Single car port, front & rear undercover patios
- Secure garden shed, store room
- Fenced in front & rear yards - perfect for pets & kids
- Gated access from cul-de-sac on Bickford Place behind home
- Close to local primary school, public transport, major arterial routes
- Short drive to Phoenix Shopping Centre, Coogee Beach, Fremantle
- School Catchments: Southwell Primary School, Fremantle College

Council Rates: \$1,771.63 per annum (approx)

Water Rates: \$984.18 per annum (approx)

Strata Rates: \$475.00 per quarter