

21/7 Bellier Place, Hamilton Hill, WA 6163

ACTON **belle**
PROPERTY

House For Sale

Wednesday, 19 June 2024

21/7 Bellier Place, Hamilton Hill, WA 6163

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 217 m2

Type: House



Greg Chapman
0407466502

Closing date sale

Welcome to 21/7 Bellier Place, 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 offer prior to the closing date. Please note this property is currently tenanted on a fixed term tenancy until 11/4/25 for \$780 per week. Discover the epitome of chic urban living in this contemporary and stylish modern townhome. With a strong sense of community, this residence offers a spacious and well-designed layout, perfect for families or professionals seeking both comfort and sophistication. The high-quality finishes throughout exemplify modern elegance and attention to detail. This stunning townhome features four generously sized bedrooms and three spacious bathrooms, ensuring ample space for everyone. The built-in robes provide convenient storage solutions, while the double lock-up garage offers secure parking. Additional features include air conditioning for year-round comfort and security cameras in common areas for peace of mind. Located in close proximity to essential amenities, this home is only 6.5 km from Fremantle and 4.5 km from Coogee Beach/Marina, making it an ideal location for a vibrant lifestyle. Situated in a prime location, the property is conveniently close to Southwell Primary School (500 m) and Phoenix Shopping Centre (1.7 km). Nature lovers will appreciate the proximity to Manning Lake and Park (2.5 km), while students and professionals will benefit from easy access to Murdoch University (6 km) and Fiona Stanley Hospital (8 km). The Perth CBD is just 23 km away. The property is a Survey Strata lot, encompassing 217 sqm with a total internal living area of 144 sqm. Strata fees are \$345.58 per quarter, with council rates at \$2151.32 per year. Key Features at a glance: • 4 spacious bedrooms • 3 practical bathrooms (1x ground floor, 2x first floor) • Built-in robes to all bedrooms • Double lock-up garage • Air conditioning for year round comfort • Functional internal laundry with plenty of storage • Easy care brick paved yard • Gas storage hot water system • Security cameras to common areas • Close to amenities • 6.5 km from Fremantle • 4.5 km to Coogee Beach/Marina • 500 m to Southwell Primary School • 1.7 km to Phoenix Shopping Centre • 2.5 km to Manning Lake and Park • 6 km to Murdoch University • 8 km to Fiona Stanley Hospital • 23 km to Perth CBD • Survey Strata lot, 217 sqm • Total internal living area, 144 sqm • Strata fees: \$345.58 per quarter • Council rates: \$2151.32 per year • Water rates: \$1255.01 per year* Please note: the photos used in the marketing of this property were from prior to when the tenant moved into this property.* 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.