

# 26 Hamsterley Way, Hilbert, WA, 6112

## House For Sale

Friday, 16 August 2024

26 Hamsterley Way, Hilbert, WA, 6112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jay Singh

## **OPPORTUNITY FOR FIRST-HOME BUYERS, DOWNSIZERS AND INVESTORS IN THE CONVENIENT LOCATION OF HILBERT.**

A beautiful four-bedroom, two-bathroom family home with a dedicated cinema room! This big property offers 240m<sup>2</sup> of well-designed living space on a generous 387m<sup>2</sup> lot, ideal for individuals seeking comfort and style.

Discover the spacious and light-filled living and kitchen rooms, which have high ceilings that lend the space an airy, open feel. With its streamlined design, extensive storage, and high-quality appliances, the modern kitchen is the centre of the house and the hub of culinary inventions and family get-togethers.

Three well-sized bedrooms are ideal for kids, visitors, or a home office, while the master suite provides a secluded haven with an attached bathroom. The ideal location for movie nights and amusement is the dedicated theatre room.

Secure parking and simple access to the house are provided by a double car garage with easy access to the backyard. With an alfresco area perfect for outdoor eating and fresh air, and aggregate concrete flooring, the backyard is built for fun and leisure.

Situated close to the quaint Shipwreck Park, locals can take pleasure in leisurely morning strolls and trips to the adjacent café. along with the Hilbert Shopping Centre, which is soon to be built. This house is the ideal option for families seeking a balance between comfort and convenience because it offers modern living in a fantastic location.

\*Note-This property currently tenanted on the fixed term at \$580 until 29th December 2024. \*

### Property Highlights Include:

- Four-bedroom, two-bathroom home built in 2018
- 387 square metres total lot size
- Approximately 240 square metres of covered area
- Reasonable courtyard size, presenting low-maintenance design
- Split system air conditioner in the living area
- Open plan living areas with modern kitchen with stone Benchtop
- Built-in robes to the bedrooms
- New Primary School coming soon within walking distance
- 3 Bedrooms having sliding double door wardrobes

\*\*Rental Appraisal - \$700-\$750 per week\*\*

Contact Jay Singh on 0401308990 and Nav Janjua 0469799157 for further details.

### Disclaimer:

1. Photos from previous Sales & Rental Listings have been used. The property is currently vacant possession.
2. This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.