

31 Hampton Street, Port Denison, WA 6525

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House For Sale

Sunday, 12 November 2023

31 Hampton Street, Port Denison, WA 6525

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1206 m2

Type: House



For Sale By Owner WA
0488847018

\$1,185,000 - \$1,300,000

The Phone Code for this property is: 82539. Please quote this number when phoning or texting. Are you looking for a picture-perfect boutique house? Then this is NOT for you! Are you looking for a house with character, partially renovated with enough room to put your own stamp on it? Do you need space in the yard and shed space? Then this may be the right house just for you. We are selling our very much loved family home of 11 years. Lots of work has gone into the house over the years to modernise it and to bring high quality into the renovated spaces. Close to the local swim beach - less than 50 m-, the Tavern and Port Store, it offers the convenience mixed with the benefits to life in a seaside town. As a bonus, you find yourself on a 1206 sqm fully fenced block with plenty of space for chickens, boats, campers and all the toys you desire. A very rare find in this proximity to the foreshore and beaches. The house offers an upstairs and downstairs area. The upstairs area offers 3 well-sized bedrooms, all with built-in wardrobes, ceiling fans, floor heaters and double glassed windows. The family bathroom has been fully re-designed and renovated with a shower, bath, toilet and double sinks. Lots of storage in the vanity unit and double mirror cabinet provides ample space for a family. The heated towel rack offers warm and dry towels for your comfort and the wall fan heater offers you a comfortable temperature in the cooler winter months. Floor heaters and heated towel racks are all connected to individual timers to set the temperature and active time to suit your needs. The hallway offers a light space with a skylight, built-in shoe drawers and a large storage wardrobe for all the things that cannot find a space anywhere else. The open dining, kitchen, living and additional entertaining area offers lots of room for the whole family. This area has not been renovated by us. The kitchen is large and functional and has a walk-in pantry. It is well-designed and will offer a great space for years to come. The dining and living area offers a great well-lit space with large windows and views over the ocean that will require new flooring. The back entertaining area is a great space for a games room or similar that may need a paint and new blinds. Two brand new reverse cycle aircons have been installed in the living and family room keeping the house warm on cold mornings and cool on hot days. There is also an office in the centre of the house, that allows you to take care of all your business needs. The laundry offers an additional toilet and offers enough storage for all your cleaning needs. This is a space that could do with some re-designing to modernise it. Downstairs you find a large bathroom and 2 large rooms (one with a split aircon) with its own entry area. There are so many possibilities here. Currently, we are using this space as a spare bedroom (this room has also a built-in wardrobe) and a work space. Renovations have taken place and the windows have been changed into double-glazed windows. We have upgraded the bathroom a few years back. This space could be re-designed and modernised to suit your needs. More storage underneath the staircase for all the odd things like Christmas Deko, suitcases, etc. And of course, the double garage with plenty of shelving space is also on the lower level accessible through the staircase. Endless opportunities for the space as work from home, teenage retreat, master bedroom, etc..... On the same level is the double garage and stairs to the upstairs area. Solar Panels assist in keeping the power bill reasonable as does the 300l solar hot water system. The 1206 sqm block currently has a 7x8m shed in the backyard that is functional but needs replacing. We have all the engineering plans and building approval to build a new shed, and the footings are already in place. We do have some of the materials already here and are willing to reduce the price if somebody will buy it as it is and continue the build on their own. A rare find at this location, full of promise and lifestyle. We are open to all offers and the price is negotiable. A quick settlement is preferred. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.