

**43 Sawle Road, Hamilton Hill, WA 6163**



**House For Rent**

Sunday, 23 June 2024

**43 Sawle Road, Hamilton Hill, WA 6163**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Michele Langley

0416371300

**\$700 per week**

**PROPERTY SUMMARY** Welcome to the perfect blend of modern comfort and convenience in the heart of Hamilton Hill! This light-filled, charmer boasts modern interiors, an open plan living area, a versatile theatre room, ample storage and a stunning alfresco space perfect for entertaining. This home offers everything you could need in a peaceful, convenient location! **THE PROPERTY** \*Three generous sized bedrooms\*Two modern bathrooms including en-suite in the master bedroom\*Theatre room or second lounge area \*Spacious, open plan main living area\*Well-appointed, covered alfresco area paved for easy-maintenance \*Double car, secure lock up garage with remote access and extra storage space **THE FEATURES**\*Ducted evaporative air-conditioning system \*Ceiling fans in bedrooms\*Built-in robes and walk-in robe in the master bedroom\*Modern kitchen, with gas appliances, ample storage and large breakfast bar \*Dishwasher included \*Separate laundry area\*Ample storage options throughout \*North-facing, private, paved outdoor area \*Security screens and security doors throughout \*Tinted windows for the front bedrooms **THE AREA**\*Walking distance to Sawle Park, Wheeler Park Reserve and Playground and Port School \*A short drive to IGA Local Grocer, Phoenix Lacrosse Club and Hamilton Hill Shopping Plaza \*Happy Chopstix Vietnamese Cafe, Bellissimo Fish & Chips and a plethora of other restaurants and eateries close by \*Easy access to transport links**IMPORTANT INFORMATION**Please be aware that we encourage online applications however, the applicant must have completed a registered viewing of the property with a Vivid Property Perth representative prior to making any such application.If the property contains images which contain furniture the prospective Tenant must not consider the property as furnished unless expressly stated as furnished in the advertisement and if so, must also understand that the furniture and furnishings may differ from that contained in the images.