

11A Isted Avenue, Hamilton Hill, WA 6163



Villa For Sale

Wednesday, 19 June 2024

11A Isted Avenue, Hamilton Hill, WA 6163

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 124 m2

Type: Villa



Lauri Curtain
1862686493

Mid \$400,000s

Embrace effortless living in this near-new rear brick home nestled within a small complex, offering a lock-and-leave lifestyle with modern comforts and convenience. Located strategically close to local parks, shopping precincts, and a short drive from Coogee Beach and Port Coogee Marina, this property presents a rare opportunity for both homeowners and investors alike. Step inside to discover an inviting open plan living area bathed in natural light, accentuated by tiled floors that seamlessly flow into a well-equipped, modern kitchen. The kitchen features practical amenities such as a pantry, range hood, gas cooktop, oven, dishwasher, and double sink, ensuring culinary ease. The carpeted main bedroom includes a built-in robe for ample storage, while the versatile study at the front of the home offers flexibility as a guest room or to work from home. The centrally located bathroom features a shower, vanity, and wc, designed for convenience. Additional highlights of this home include a single automatic garage with an integrated laundry, providing secure parking and additional storage space. Outdoors, an easy-to-maintain sunny courtyard offers a perfect retreat for relaxation or outdoor gatherings. Key features: Split system air-conditioning in the living area for year-round comfort. Spacious primary bedroom with a built-in robe. Study / guest room. Modern kitchen with gas cooktop, electric oven, and dishwasher. Secure single garage for peace of mind. Low maintenance courtyard ideal for outdoor enjoyment. Enjoy the convenience of being within walking distance to Manning Park, Rockingham Road food outlets, and Phoenix Shopping Centre. Whether you're downsizing, investing, or looking for a starter home in a thriving community, this low maintenance villa offers the perfect blend of comfort, convenience, and lifestyle. Don't miss out on the opportunity to make this your own and experience the ease and charm of contemporary living in this sought-after locale just a short distance from the beach. 124sqm Survey-Strata Lot with Common Property Driveway No Strata Company Strata Insurance approx \$190 per annum (not including building insurance)