



10 Hanlon St, Hamilton Hill



## OWNER READY TO GO - THEY HAVE FOUND THEIR NEXT HOME!

Lovely brick & tile family home framed by gorgeous established gardens full of beautiful shady trees. Pick your spot depending on the time of day to sit, unwind and enjoy the peace and quiet. This property is located in a quiet cul-de-sac within one of Hamilton Hill's sought-after precincts. Elevated to enjoy the breeze.

Four bedroom, 2 bathroom home boasting some fantastic features such as: -

- \* Retro feature ceiling and glass sliding door to lounge
- \* Dining area
- \* Over-sized Kitchen with freestanding chef's gas stove, dishwasher, large fridge recess, no shortage of cupboards & lots of bench space. Temperature control hot water.
- \* Quiet Master Suite to the rear of the property with sliding door out to rear garden complete with a large walk in robe, Twin basins to large Ensuite and separate toilet.
- \* Double door mirrored robe & ceiling fan to Bed 2
- \* Bedrooms 3 & 4 are of a good size. Ceiling fan to bed 3
- \* Separate bath & shower to main bathroom
- \* Roomy fitted out Laundry

🛏 4 🚿 2 📏 771 m2

Price	SOLD
Property Type	Residential
Property ID	129
Land Area	771 m2

### AGENT DETAILS

Ros Fielding - 0411 775 187

### OFFICE DETAILS

Bricks & Mortar Real Estate  
Solutions  
15-16/64-66 Bannister Rd Canning  
Vale WA 6155 Australia  
08 6140 6619

- \* Split system air conditioner to lounge
- \* Light hallway complete with skylight
- \* Solid Timber flooring throughout
- \* Internal store area
- \* Enormous undercover patio area
- \* Huge double lock up garage/workshop or studio with a freestanding double carport/patio in front. Ideal for the artist, tradesman or handyman.
- \* Garden shed

This outstanding opportunity is situated on a 771m<sup>2</sup> block with a R30 zoning (STCA). Although the home still features some original decor that adds to its charm, you have the option to move in and continue to enjoy the property as it is or modernise to today's styling when you feel the time is right.

Great neighbourhood, quiet street and conveniently located close to & within walking distance to local shopping centre that has an IGA, service station, fast food outlet, newsagency, chemist & bakery. Close proximity to local Primary School. Close to Bus routes and within easy reach to Fremantle, Hospitals, University and Freeway.

Do not hesitate to contact me to arrange a viewing or come along to one of the scheduled Home Opens to see the full potential of this package that is on offer!

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