

8/62A Wheeler Road, Hamilton Hill, WA, 6163



Apartment For Sale

Thursday, 28 November 2024

8/62A Wheeler Road, Hamilton Hill, WA, 6163

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

Contemporary Coastal Living

ALL OFFERS SUBMITTED BY TUESDAY 10TH DECEMBER 2024 AT 12:00PM AWST*

Step into modern living with this stylish first-floor apartment, built in 2018 and ready for you to lease out or move in right away! Designed with comfort and functionality in mind, this home boasts a spacious open-plan kitchen, living, and dining area complete with a ceiling fan and split-system air conditioning. Sliding doors connect the living space to a generous balcony with privacy screening, perfect for relaxing or entertaining. With quality finishes throughout, including stone benchtops, stainless steel appliances, ample kitchen storage, and bedrooms with triple mirror robes and ceiling fans, this apartment offers the ultimate combination of style and practicality.

The Features include:

- Built in 2018
- 69sqm internal living + 15sqm balcony
- First floor apartment
- Open plan kitchen, living and dining with ceiling fan and split system air conditioning
- Spacious balcony with privacy screening flowing directly through sliding doors from the living area
- Kitchen with stone benchtops, plenty of upper and lower cabinetry, built-in pantry and stainless-steel appliances including electric oven and cooktop
- Main bedroom with triple mirror robe, ceiling fan and direct access to ensuite bathroom with shower toilet
- Bedroom 2 with triple mirror robe and ceiling fan
- Main bathroom with combined bath/shower and toilet
- European laundry cupboard
- 1 undercover car bay in secure parking garage
- 4sqm Storeroom

Perfectly positioned for those who love coastal living, this apartment is less than a 10-minute drive to CY O'Connor Beach and South Beach and just a short journey to the heart of Fremantle, where heritage charm meets vibrant markets, boutique cafes, and a diverse array of restaurants. With Beeliar Regional Park, Bibra Lake and Manning Lake close by, as well as easy access to main roads and public transport, this property delivers an unbeatable lifestyle of connectivity and leisure. Don't miss this opportunity to make this modern gem your own!

Rates & Local Information:

Water Rates: \$983.99 (23/24)

Council Rates: \$1,702.92 (24/25)

Strata (Admin Fund): \$846.68/quarter

Strata (Reserve Fund): \$315.37/quarter

Primary School Catchment: Southwell Primary School

Secondary School Catchment: Fremantle College

DISCLAIMER: Please be advised that the information provided is solely for general informational purposes. It is sourced from both the Seller and third parties, including relevant local authorities, and is subject to change without notice. We do not warrant or guarantee its accuracy, and interested parties should not rely solely on it. It is strongly recommended that individuals conduct their own independent enquiries.

*The Seller reserves the right to accept an offer prior to the Closing Date.