

**1 Smullin St, Hamilton Hill, WA, 6163**



**House For Sale**

Sunday, 3 November 2024

**1 Smullin St, Hamilton Hill, WA, 6163**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ana Vizcaino  
0416197012

## Stylish updated home with serene gardens

Offers by 1.00pm Tuesday, 12th November - Seller reserves the right to sell prior.

Nestled on a 448 sqm corner allotment amongst tranquil gardens filled with native and flowering plants, this fresh and bright three bedroom, two bathroom home has been refurbished and rejuvenated to include new flooring, and a renovated kitchen and laundry. Set in a fantastic Hamilton Hill location, walking distance to popular Pear Tree Café, Dixon Reserve, and Scarvaci's IGA.

You are welcomed to the home by landscaped front gardens brimming with lavender, hibiscus and roses in full spring bloom. Inside, a separate front loungeroom with timber blinds leads through to a light-filled open plan kitchen and dining that looks out to the patio surrounded by cottage gardens. The beautifully updated kitchen will please the chef in the family, featuring an island bench with a breakfast nook, overhead storage, and a convenient gas cooktop. A study nook adjacent to the kitchen is perfect for working from home.

Glass sliding doors open onto an attractive outdoor space ideal for children and pets to enjoy. To your left, one corner of the yard has been turned into a tranquil garden where stepping stones lead past flowering shrubs, frangipanni, and a fig tree to a paved spot where you can enjoy your morning coffee whilst listening to birdsong. To your right, two shade sails and a wall of greenery create a cooling setting for family gatherings or entertaining friends.

Back inside, the main bedroom offers an ensuite, walk-in robe and attractive bay window that overlooks the front rose garden. Additional bedrooms are located at the rear of the home, close to the main bathroom with a deep bathtub and a separate WC.

This is a perfect home for a couple or young family, down-sizers or first home buyers keen to secure an affordable home with plenty of extra features within easy reach of South Beach and Fremantle. A short five minute drive will take you to South Fremantle Marketplace and Phoenix Shopping Centre. With several primary and secondary schools within a 1km radius.

3 Bed 2 Bath 2 Cars

448sqm green title corner block

Updated kitchen

Separate renovated laundry with folding bench, storage

Study nook

Ceiling fans

Split system air conditioners in living area, main bedroom

Security cameras

Roller shutters

Alfresco with shade sails

Double garage

Garden shed

Reticulated landscaped gardens

Off-street parking for three cars

Finer details

Lot 496 on Plan 23036

Volume 2141/Folio 875

Council Rates: \$1,839.00 per annum (Approx.)

Water Rates: \$1,119.00 per annum (Approx.)

Please call Exclusive Selling Agent Ana Vizcaino on 0416 197 012 for further details or to view inside.

PLEASE NOTE while every effort has been made to ensure the given information, photos and floor plan is correct at the time of listing, this information is provided for reference only and is subject to change.