

10 Stanyford Pl, Hamilton Hill, WA, 6163

Sold House

Friday, 22 November 2024

RayWhite

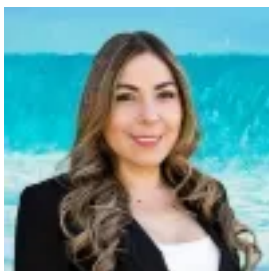
10 Stanyford Pl, Hamilton Hill, WA, 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Ana Vizcaino
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Charming brick home on a subdivisible lot with an outdoor oasis

Offers close Monday, 5th August 2024 at 4:00pm AWST if not sold prior.

Situated in a quiet cul-de-sac behind a limestone and wrought iron wall, this three bedroom, one bathroom 1978's brick and tile home is set on a spacious 620sqm block with elevated views and zoned R30 with a duplex potential subdivision (STCA). The home will suit those who enjoy outdoor living, with an azure blue below ground pool, tranquil gardens dotted with fruit trees, and a spacious games/utility room.

Live in the home as is, or there is scope to renovate, extend, build a second story to take advantage of ocean views, or subdivide and set yourself up for the future. This fabulous location is approximately 10 minutes' drive to beautiful beaches, the South Fremantle café strip and Fremantle city centre.

Step through the stained-glass front door into an open plan living and dining area tiled for easy maintenance with reverse cycle air conditioning. A well-appointed, renovated kitchen overlooking the pool is fitted with a feature tiled backsplash, gas cooktop and ample bench and cupboard space for easy meal preparation and cleanup.

Off the kitchen, timber French doors open onto a private gable patio and below ground swimming pool lined with frangipanis, a peaceful space for outdoor entertaining or soaking up the sun poolside. A spacious games/utility room overlooks the pool, offering a versatile area that can be customized to suit your needs. The back yard offers tranquil gardens dotted with fruit trees, a garden shed, and two rainwater tanks to reduce the cost of your water bills.

Of the three well sized bedrooms, the main offers a wardrobe, whilst the second room is equipped with reverse cycle air conditioning. Conveniently located near the bedrooms is a family bathroom with bathtub and a separate w/c.

There is plenty of parking with a single carport, lock up garage (which could double as a workshop if required) as well as off street parking. This easy care family home with a pool and scope to renovate or subdivide is located close to all Hamilton Hill has to offer. Walk to Southwell Park where the kids will enjoy playground equipment and a basketball hoop or hop in the car and drive five minutes' to Phoenix Shopping Centre and Manning Park. With proximity to local primary and secondary schools, South Beach and Coogee Beach there's something here for all the family!

3 bedrooms 1 bathrooms 4 cars

620sqm green title lot

R30, duplex potential subdivision STCA

Below ground swimming pool

Split system air conditioning in living area, one bedroom

Gas bayonet

Separate laundry

Roller shutters and security screens on windows and doors

Large games/utility room overlooking pool

Garden shed

Two rainwater tanks

Single garage/ workshop

Single carport and off-street parking

Council Rates: \$1,788.00 per annum (Approx.) 2023-2024

Water Rates: \$1,208.43 per annum (Approx.) 2023-2024

Finer details

Lot 257 on Plan 75270 - Vol 2821 / Fol 237

Please call dgre Exclusive Selling Agent Ana Vizcaino on 0416 197 012 for further details.

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.