

186 Clontarf Road, Hamilton Hill, WA 6163



House For Sale

Monday, 6 January 2025

186 Clontarf Road, Hamilton Hill, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Amy Grech

Offers in the \$900k's

Welcome to your dream home, perfectly blending style, comfort, and convenience. This stunning 4-bedroom, 2-bathroom 1960's built residence has been thoughtfully updated to meet modern living needs. Key features of this fabulous home include:

FRONT EXTERIOR:- Landscaped front garden space - New, solar-powered gate for both the driveway and pedestrian access- Security cameras- Additional large lockup garage with attic/storage space, plus a shopper's entry door to the home- Plenty of secure parking space for up to 4 vehicles

ENTRY:- Spacious foyer- Timber floors- High ceilings- French door opens to the lounge/living space

LIVING:- Spacious, combined lounge and dining room- Split-system reversed-cycle aircon- Plush carpets to the lounge area and timber floors to the dining space- Double glazed windows

KITCHEN:- Newly renovated with so many features- Large, powered island bench and ample bench top space throughout - perfect for meal prep- Stainless steel appliances, including oven, 5-burner gas stove and dishwasher- Stunning splashback tiles- Double Sink- Walk-in-Pantry- Ample cupboards and storage- Open plan overlooking the dining and lounge, bringing the family together

BEDROOMS:- 4 generously-sized bedrooms- Double-glazed windows to the master bedroom- Walk-in-robe to the master bed and built-in-ropes to the other 3 bedrooms- All have split-system reverse-cycle aircon- Contemporary Roman blinds- All with plush carpet

MAIN BATHROOM:- Beautifully updated bathroom - a gorgeous retreat- Contemporary standalone bath tub- Floor-to-ceiling tiles- Stone top vanity with ample storage- The shower features a luxurious waterfall shower head plus a hand held shower head- Separate

WC

ADDITIONAL BATHROOM and LAUNDRY:- Shower with waterfall shower head- 2nd WC- Ample storage and bench top space

ALFRESCO SPACE and REAR:- Undercover, paved alfresco area, perfect for entertaining and enjoying BBQs year round- Limestone garden beds for the green thumb- Garden Shed- Rear access to the garage via secure roller door

PRIME LOCATION:- ~ 2.5 kms to South Beach~ 1.8 kms to Woolworths and ALDI at South Fremantle Market Place~ 3 kms to South Terrace's restaurants, bars and cafes~ 3.4 kms to John Curtin College of the Arts~ 3.8 kms to Fremantle Sailing Club~ 4.3 kms to Fremantle Golf Club~ 4.7 kms to Fremantle Markets

Situated only minutes to South Fremantle and South Terrace's vibrant restaurant and café culture and the ever-popular South Beach, this home combines suburban tranquility with coastal allure. Don't miss your opportunity to secure this exceptional property. Contact Amy Grech today on 0459 586 639 for more information.

PROPERTY PARTICULARS: Block size: 539sqm Shire Rates: \$1,800 pa approx Water Rates: \$1,011.41 pa City of Cockburn