

**45 Appian Way, Hamersley, WA, 6022**

**House For Sale**

Sunday, 3 November 2024



45 Appian Way, Hamersley, WA, 6022

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Ben Barber

0894477000

## High on the hill with city views!

It's my pleasure to present this elevated family home in a quiet friendly street with breath-taking city-skyline views in extremely sought after suburb of Hamersley.

Relax and enjoy in this renovated four bedroom, one bathroom (two toilets) property with beautiful high raked ceilings that help to create a large open plan living, kitchen and dining space for all of the family to enjoy.

Featuring two living areas, sparkling stone bench tops in the kitchen, modern and stylish light fittings plus bi-fold doors that open out on the patio/alfresco area and overlook a beautiful and luscious manicured garden, perfect for entertaining friends and family all year round.

Sure to be extremely popular this weekend, please ensure you attend the first home open.

### Property Features:

- \* Four bedrooms, 3 with robes
- \* Stunning bathroom stand alone bathtub
- \* Two toilets
- \* Two living spaces
- \* Stunning kitchen with stone bench tops, Meile dishwasher, Bosch 5 burner cooktop, overhead cabinetry, butlers pantry and plenty of storage space
- \* Stylish light fittings
- \* High ceilings
- \* 3 x Reverse cycle air cons (Dining / living and master bedroom)
- \* Large laundry with plenty of cupboard and bench space
- \* Spa
- \* 18 Solar panels
- \* New electric HWS
- \* Elevated block with city skyline views
- \* Beautiful manicured lawns & gardens
- \* Bi-fold doors from kitchen to outdoor area
- \* Large undercover alfresco area
- \* Single remote garage with tandem parking for two cars and rear access
- \* Reticulated lawn and gardens
- \* Garden shed
- \* Large 681sqm block approx
- \* Close to parks, schools and transport

Disclaimer - We have provided this information based on our knowledge in good faith on a no liability basis. We strongly recommend making your own enquiries to satisfy yourself on all the above information and contact relevant statutory bodies where appropriate.