

# 6 Gosch St, Hamilton Hill, WA, 6163



## House For Sale

Thursday, 28 November 2024

6 Gosch St, Hamilton Hill, WA, 6163

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



Jay Wood



Jaidyn Wood

## **This Home And Location Have A Lot Going For Them**

This charming 1960-built home combines timeless character with modern updates and is nestled on a generous 870sqm block with coveted R60 zoning, offering potential for future development.

The house features 4 bedrooms and 2 bathrooms, providing plenty of space for families or those who love to entertain.

The recently renovated kitchen is a standout, blending style and functionality, while the original hardwood floors in the front of the house add a touch of warmth and nostalgia.

The original lounge is now used as a formal dining, thanks to an extension at the rear of the home. Step into this modern era of the house to a large living area, fit for the family. Adjoining this space is the fourth bedroom, bathroom/laundry and two toilets .

Move outside and discover a large patio with a spa, perfect for unwinding or hosting gatherings with family and friends. The backyard also includes a grass area for kids and pets to play, a work shed, a garden shed, and a veggie patch for the green thumbs.

The tandem carport, lockable via a remote roller-door, offers side access to the rear of the property.

A separate games/theatre room, accessible via the outdoor patio, offers additional space for recreation or relaxation. The projector and screen are staying. If you work from home it would make a great office.

Convenience is at your doorstep, with shops including a chemist, bakery, IGA, and coffee spots just around the corner. South Beach is less than 4km away for a quick seaside escape, and Fremantle is only a 10-minute drive, offering an array of dining, shopping, and cultural attractions.

Whether you're drawn to its blend of original charm and modern updates, the outdoor entertaining spaces, or the future potential of development, this property is a rare find in the heart of Hamilton Hill.

As the home was previously tenanted, it is being sold on an "As Is " basis in regards to the electrics and plumbing being in working order at settlement.

Contact us today to arrange your inspection!

Council Rates ~\$1,800p/a

Water Rates \$1,097.11p/a