

6b Bradbury Road, Hamilton Hill, WA, 6163

Villa For Sale

Thursday, 28 November 2024

RayWhite

6b Bradbury Road, Hamilton Hill, WA, 6163

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



Ana Vizcaino
0416197012

Brand new quality homes - buy one or both!

Offers by Tuesday, 10 December 2024 by 1.00pm - Seller reserves the right to sell prior.

On the border of Hamilton Hill and Hilton, these two brand villas were completed in November 2024 by sustainable builder Highbury Homes. Each home offers three bedrooms, two bathrooms and two car spaces, a substantial size compared to other units available in the Hamilton Hill area. With no strata fees to pay on these survey strata lots, this is a prime opportunity for investors seeking strong rental returns with the option to purchase one or both of the homes.

Both villas offer low maintenance, "lock up and leave" living. With contemporary yet timeless design, the quality craftsmanship of the homes is evident in features such as double-glazed windows to reduce heat transfer, high ceilings, and stone bench tops throughout. Built using more sustainable materials and methods, smart, energy efficient design helps the homes to stay warm in winter and cool in summer.

Both villas have a spacious, open plan layout with a quality kitchen. The main bedroom suites each have an ensuite bathroom, with walk in/ built in robes to all bedrooms. Each unit offers a family bathroom with a bathtub, separate laundry and covered alfresco for entertaining. In terms of difference, villa C (the street front unit) has a single garage and a single carport. Whereas villa B (the middle unit) offers a double lock up garage. Finish the landscaping to fit your needs, whether that be hardy, low maintenance plants or water wise natives.

You couldn't ask for a better location just minutes away from local amenities. Walk to East Hamilton Hill Primary School, Enright Reserve, and the local shopping centre with an IGA, cafes and restaurants. Or hop in the car for a short drive and local beaches, Fremantle, and the river. With easy access to arterial roads and public transport.

Rental return is estimated to be \$750 per week. This is an ideal opportunity for investors to maximise their returns. And an accountant will tell you that purchasing a brand-new property as opposed to established may offer additional benefits! The only decision left to make is... one villa or two?

3 bedrooms 2 bathrooms 2 cars

New build by Highbury homes
Sustainable, energy efficient design
Tiled living areas, carpeted bedrooms
Double glazed windows
High ceilings
Stone bench tops throughout
Glass doors to bathrooms
Covered alfresco for entertaining
Secure garage
No strata fees

Finer Details:

Lot 4 & 5 on Survey-Strata Plan 83818

Council Rates: To be advised

Water Rates: To be advised

No strata fees

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.