

4 Hamelin Way, Alkimos




Why Build - This Stunning Home Presents Like NEW.

Tucked just moments from the sparkling shores of Alkimos Beach, this beautifully appointed residence offers the perfect marriage of contemporary design and relaxed coastal charm. Located in one of Perth's newest and most sought-after seaside suburbs, 4 Hamelin Way is more than a home-it's a lifestyle.

Only two years young, this four-bedroom, two-bathroom sanctuary sits proudly on a 375sqm block, framed by easy-care gardens and a generous rear yard ideal for entertaining, play, or quiet reflection. From the moment you arrive, its striking street appeal and thoughtful landscaping set the tone for what lies within.

Step inside to discover a home that ticks every box. Ducted reverse-cycle air conditioning ensures year-round comfort, while solar panels and a security system and security screens to all 3 doors, offer peace of mind and energy efficiency. Plush, luxury carpets in all bedrooms add a touch of indulgence to everyday living.

The master suite is a true retreat-spacious and serene, with a ceiling fan, expansive walk-in robe, and a beautifully finished ensuite featuring stone-topped vanity, glass-panelled shower, and separate

4  2  2 

FOR SALE
From \$769,000

AGENTS

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AGENCY

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 **LJ Hooker**

WC. The second bedroom with ceiling fan, versatile in design, doubles as a theatre room or guest space.

At the heart of the home, the open-plan kitchen, dining, and living area invites connection. The kitchen is a chef's dream, boasting Whirlpool 900mm stainless steel appliances, gas cooktop, dishwasher, walk-in pantry, and a stone breakfast bar perfect for casual meals or morning coffee. The layout flows effortlessly, offering ample space for family gatherings without compromising comfort.

Two additional bedrooms at the rear feature mirrored built-in robes and ceiling fans, with easy access to a stylish bathroom complete with stone finishes, a glass shower, and a full-sized bathtub.

With pristine beaches, local schools, shops, and parks just minutes away, this location offers the best of coastal convenience. Whether you're a growing family, savvy investor, or lifestyle upgrader, 4 Hamelin Way is a rare opportunity to secure your own slice of paradise.

For more information or to arrange a viewing, contact Brian on 0438 333 341.

- ** Please note the Aerial Photo is for illustration purposes showing approximate boundaries.

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MORE DETAILS

Property ID	95EHA2
Property Type	House
Land Area	375 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Built-in-Robes
	Solar Panels
	Close to Schools
	Close to Shops
	Security System

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CLIENT NOTES

ALL DIMENSIONS STATED ON THESE DRAWINGS RELATE TO BRICKWORK SETOUT ONLY. PLASTER, TILES AND OTHER FINISHES WILL ALTER THE FINAL DIMENSIONS. CARE SHOULD BE TAKEN TO CONSIDER SUCH ALLOWANCES WHEN CALCULATING CLEARANCES REQUIRED.

ALL CABINETRY AND BENCHTOPS ARE SUBJECT TO SITE MEASURE AND MAY VARY FROM THE NOTED DIMENSIONS

SITE MANAGER NOTES

NUMBER AND PLACING OF RWPS IS APPROXIMATE AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION.

CONCRETOR NOTE
25mm SETDOWN REQUIRED TO SAND PAD ON WET AREAS

BRICKLAYER NOTE

NOTES 1-3 APPLICABLE FOR TIN ROOF ONLY (REFER TO ELEVATION)
1. FULL LENGTH RSI STRAPS TO ALL ATTACHED PIERS.
2. FULL LENGTH HOOP IRON STRAPS TO OPENINGS 2.45m WIDE AND GREATER.
3. GALVANISED HOLD DOWN RODS TO ATTACHED PIERS WITH BEAMS OVER ON PERIMETER WALLS.

CEILING FIXER NOTE

CEILING TO BUILT IN ROOFS AND PANTRIES WITH HINGED DOORS TO BE 210mm HIGH U.N.O, FULL HEIGHT CEILING TO WIP'S AND WIR'S U.N.O.

ROOF CARPENTER

1. CUT REQUIRED FOR STANDARD MANHOLE SIZE: 560mm x 660mm
2. EAVES LINED AND BOXED AT 500mm WIDE FOR 2c BRICKS AND 480mm WIDE FOR 1c BRICKS UNLESS NOTED OTHERWISE.

FIXING CARPENTER NOTE

1. 450W SHELF & RAIL AT 1800AFL TO WIP'S & BIR'S WITH SLIDING DOORS U.N.O
2. 450W SHELF & RAIL AT 1650AFL TO BIR'S WITH HINGED DOORS U.N.O
3. 4x450W SHELVES TO SLIRY'S, WIP'S & WIP'S AT 500AFL, 900AFL, 1300AFL & 1800AFL U.N.O
4. 4x450W SHELVES TO PANTRIES & LINENS WITH HINGED DOORS AT 500AFL, 900AFL, 1300AFL & 1650AFL U.N.O
5. TOILET ROLL HOLDERS TO BE FIXED 800AFL U.N.O
6. DOOR CLEARANCES TO BE 25mm THROUGHOUT

R4.1 INSULATION TO HOUSE & GARAGE ONLY

THIS PLAN IS TO BE READ IN CONJUNCTION WITH CELEBRATION HOMES STANDARD DOCUMENTS

REFER TO ENGINEERS N1 WIND LOADING DETAILS

BAL LOW

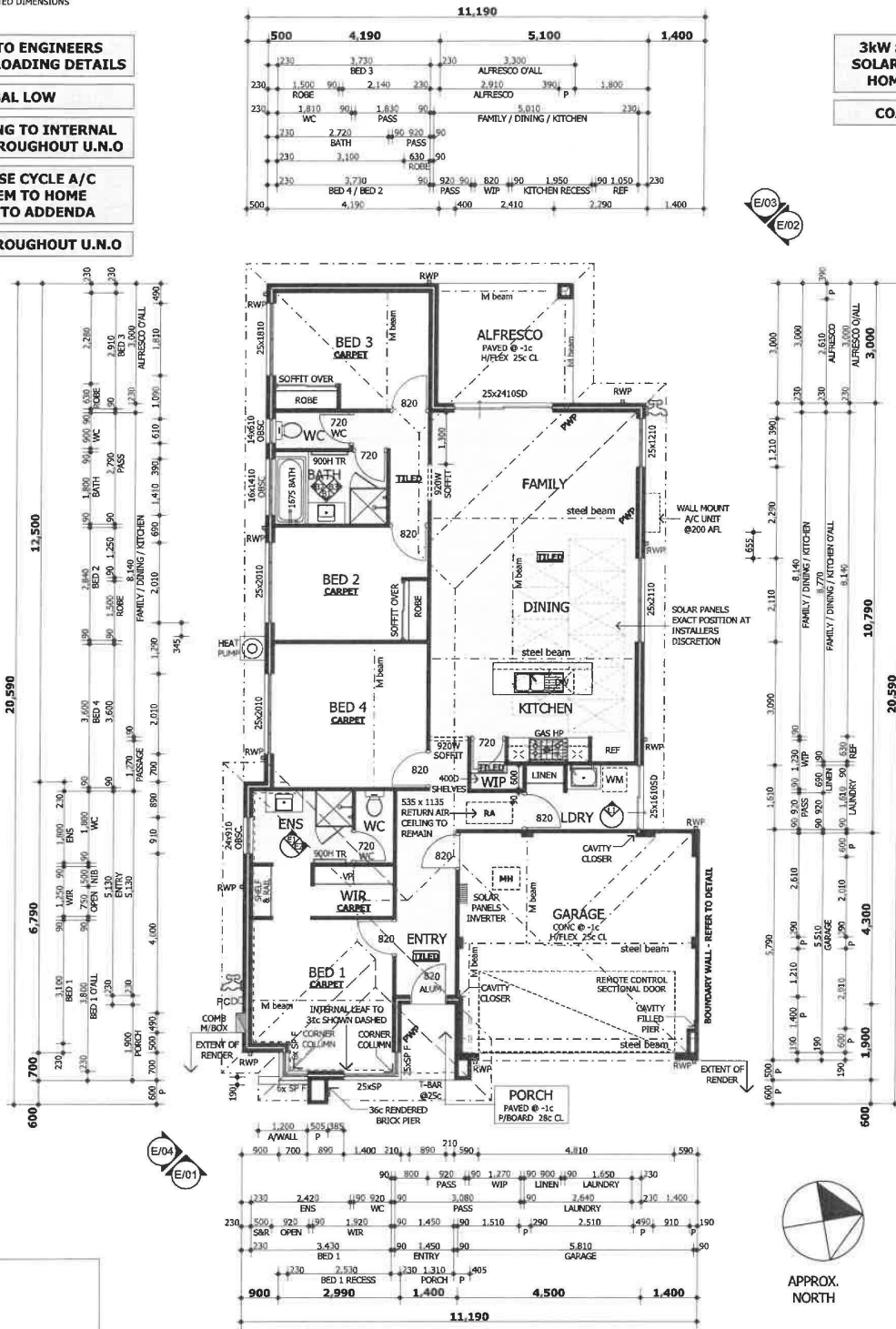
DRYLINING TO INTERNAL WALLS THROUGHOUT U.N.O

REVERSE CYCLE A/C SYSTEM TO HOME REFER TO ADDENDA

28c CL THROUGHOUT U.N.O

3kW SINGLE PHASE SOLAR PV SYSTEM TO HOME BY OWNER

COASTAL ZONE



Floor Plan

1:100

Area Calc	
HOUSE	143.02
GARAGE	33.88
ALFRESCO	9.90
PORCH	2.49
Total	189.29 m²

ULTIMATE INVESTOR 190 - MODERN ELEV.

CLIENT:	Lot 2029 Hamelin Way ALKIMOS		
ADDRESS:	Lot 2029 Hamelin Way ALKIMOS		
AMENDMENTS			
07/01/22	CONTRACT DRAWINGS	MM	
08/08/22	FSP	MM	

SHEET 1 OF 6

DRN:	MM
DATE:	07/01/22
SCALE:	1:100, 1:1
	310089 Green
JOB NO:	310089

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