



Hamilton Hill, 12A Jamy Place

3 Bedroom Duplex in Prime Location

Step into an updated duplex home that blends modern living with comfort and security. Located in the heart of Hamilton Hill.

This 3 bedroom, 1 bathroom duplex offers a fantastic opportunity to enjoy a low-maintenance lifestyle in a vibrant, well-connected neighbourhood.

Key Features:

- *3 Spacious Bedrooms, 2 with built-in wardrobes
- *Renovated Kitchen with modern finishes
- *Formal Lounge with stylish timber flooring
- *Air Conditioning with split system for year-round comfort
- *Single Lock-Up Garage plus additional parking space
- *Low maintenance garden



For Sale
Offers Over \$629,000

View
ljhooker.com.au/4QDRFF2

Contact
John Ball
0418 396 056
jball.mandurah@ljhooker.com.au



LJ Hooker Mandurah
(08) 9586 5555

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- *Alarm System for added peace of mind
- *Quiet Cul-de-sac location with minimal traffic
- *Garden shed 3m x 3m
- Block size 495m2
- Living space 104m2
- Build 1986
- Water Rates approx \$1020.72 per annum
- Council Rates approx \$1779.20 per annum

Location Highlights:

- *Just around the corner from Phoenix Shopping Centre
- *Local Primary Schools nearby
- *Only a 15-minute drive to Fremantle
- *Public transport easily accessible
- *Close to parks, cafes, and essential amenities

With a fresh and tidy feel, this duplex is the perfect blend of modern upgrades and convenient living. Whether you're a first-time buyer or looking for an investment in a highly sought-after area, this property ticks all the boxes.

Don't miss out!

Contact John Ball on 0418 396 056 to arrange a viewing.

More About this Property

Property ID	4QDRFF2
Property Type	House

John Ball 0418 396 056
 Property Consultant | jball.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555
 68 Mandurah Terrace, MANDURAH WA 6210
mandurah.ljhooker.com.au | reception2.mandurah@ljhooker.com.au

