

Hamilton Hill, 82 Phoenix Road

Charming 3x1 Home on Phoenix Road - Partially Renovated & Low Maintenance!

Welcome to this charming and feature packed home, perfect for those seeking a blend of modern convenience and low maintenance living. Situated in a prime location, this property offers an array of features designed for comfort and functionality.

Key Features:

- Bedrooms: 3
- Bathrooms: 1
- Parking: 2 spaces
- Block size: 333m²
- Energy Efficiency: Equipped with solar panels for sustainable living.
- Outdoor Entertaining: Includes BBQ and pizza oven, along with a lemon and lime tree for a touch of nature.
- Modern Comfort: 1 split-system air conditioner in the living/dining area and another in the



For Sale
From \$699,000

View
ljhooker.com.au/133WHVX

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LJ Hooker Applecross
08 6268 0130

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master bedroom, which also features mirrored built-in robes.

- Chef's Kitchen: Stone benchtops, soft-closing drawers, gas cooktop, overhead cupboards, and a dishwasher for easy clean-up.
- Stylish Bathrooms: Relax in the freestanding bath, with floor to ceiling tiles adding a touch of luxury.
- Thoughtful Extras: Block-out blinds, a hideaway laundry, and a convenient sink in the toilet.

Additional Features:

- Entertainment Ready: A projector screen (projector not included) in the living area for movie nights.
- Storage Solutions: A garden shed for extra storage needs.
- Appliances Included: The fridge will stay as part of the sale.
- Hot Water System: Instant hot water system

Property Notes:

- Reticulation system is not included.
- No alarm system is installed.

Location (Approx.)

- Southwell Primary School - 0.3 km away
- Phoenix Primary School - 0.6 km away
- Spearwood Primary School - 0.9 km away
- Busy Bees at Spearwood (Childcare Centre) - 0.57 km away
- Phoenix Shopping Centre - 1 km away
- Port School (Secondary School) - 1.3 km away
- Fremantle Christian College - 1.4 km away
- Seton Catholic College - 2.4 km away
- Fremantle College - 3.3 km away
- Manning Park - 1.5 km away
- South Beach - 4 km away
- Fremantle - 5 km away

Don't miss out on this delightful home that combines comfort, convenience, and an array of practical features. Perfect for families, downsizers, or first-home buyers looking for a well-maintained property ready to move in and enjoy.

Contact Navid Heshmati today on 0452 520 840 to arrange a private viewing.

Please also note this home is currently vacant so viewings can be arranged with 48 hours notice 7 days a week.

** If you would like a complimentary appraisal on your home feel free to reach out to our team at LJ Hooker Applecross **

Disclaimer:

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advice. Any distances, measurements, or descriptions are approximations and subject to change without notice. LJ Hooker Applecross will not be liable for any loss or damage arising from reliance on this information.

More About this Property

Property ID	133WHVX
Property Type	House
House Size	102 m ²
Land Area	333 m ²
Including	Toilets (1)

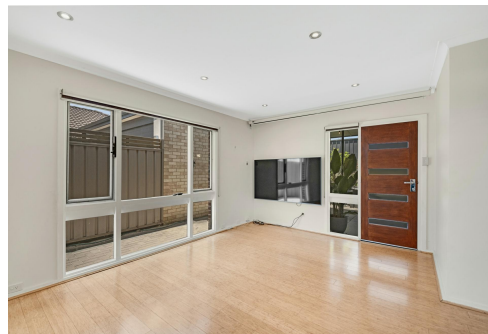
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