



18 Hampstead Way, Rathmines

Beautifully Updated Single-Level Living Near the Lake

Beautifully updated and designed for easy single-level living, 18 Hampstead Way brings together generous family spaces and a location that makes the most of Rathmines' lakeside lifestyle.

The kitchen sits at the heart of the home, with an island bench and pantry overlooking the main living and dining area. A second living room gives the family room to spread out, while the separate main bedroom offers a peaceful parents' retreat with a new built-in wardrobe and fully renovated ensuite. New hybrid flooring, carpet and fresh paint inside and out give the home a bright, welcoming feel.

On cooler evenings, settle in by the combustion fireplace. When the weather warms up, the covered patio and leafy backyard are ready for outdoor meals and relaxed afternoons. Full ducted air conditioning, solar panels and a heat pump hot water system add comfort and practicality throughout the year.

With access to the lake via Lambeth Way, weekends on the water are easy to enjoy. Rathmines Public School, IGA Rathmines and Rathmines Club are close by, as are Fishing Point Park and boat ramp.

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AUCTION

Thu 5th Nov @ 6:00PM

VIEW

Wed 21st Oct @ 4:15PM - 4:45PM

AGENTS

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AGENCY

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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.



Property features

- Four-bedroom, single-level home with two living areas
- Separate main bedroom retreat with new built-in wardrobe and renovated ensuite
- Renovated family bathroom and laundry
- New hybrid flooring and carpet; freshly painted inside and out
- Full ducted air conditioning, plus updated lighting and fans
- panel, 6.6 kW solar system installed in August 2023
- litre heat pump hot water system installed in March 2024
- Kitchen with island bench and pantry
- Combustion fireplace, covered patio and double garage
- Lake access via Lambeth Way

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

MORE DETAILS

Property ID	ZP0F7Q
Property Type	House
Land Area	822 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Combustion Fire
	Dining room
	Exhaust
	Heating

Lachlan Porter 0435 737 131

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Total Internal Floor Area: 210m²

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

