

Under Contract



Lot 1, 155 Clontarf Rd, Hamilton Hill



## METICULOUSLY RENOVATED FAMILY HOME

UNDER OFFER BY DAMIEN ANTHONY & REBEKAH VOS-JAMIESON

If you love the character of older homes but dread the maintenance or lack the time/know-how to renovate, this gorgeous three-bedroom (plus office) home has had all the hard work done for you and is 'move-in ready'!

Boasting original features, including sanded and polished Jarrah floorboards, a working wood fireplace and timber window frames, this charming street-front home has been completely renovated inside and out. North-facing, you'll enjoy plenty of natural light and split system air conditioning units in the living area, master bedroom and office will keep the home comfortable year-round.

Re-painted internally and externally, the home is light, bright and welcoming. The tiled roof has been re-sprayed, re-pointed and re-capped, and there are brand new downlights installed throughout.

The bathroom has been transformed to include a contemporary floating vanity with mirrored cabinets, a semi-frameless shower with rainhead fitting and a re-sprayed bathtub. The WC is conveniently separate in the laundry, which features a double linen cupboard, timber benchtop and space for

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**Price** FROM \$599,000 -  
UNDER OFFER

**Property Type** Residential

**Property ID** 254

**Land Area** 397 m2

### Agent Details

Damien Anthony - 0418188830  
Rebekah Vos-Jamieson - 0428175643

### Office Details

FremantleCo  
260 South Tce South Fremantle WA  
6162 Australia  
08 9430 8882

your washer and dryer.

The master bedroom has triple mirrored built-in robes, and two further minor bedrooms are double-sized. A fourth bedroom has external access, making it a perfect space to run a home-based business.

A shiny new kitchen includes plenty of white cabinetry, a double fridge alcove, dishwasher recess and Euro electric oven, induction cooktop and rangehood. Subway-tiled splashbacks and chic pendant lighting over the dining area complete this stylish area.

Outside, you'll find new lawn and plants to the front and rear, providing space for pets and kids' activities and an expansive timber-decked alfresco for all-season entertaining. There's parking for two vehicles out the front, with the driveway providing access to the rear block and plenty of established plants providing privacy hedging from the street beyond.

The attention to detail in this stunning home is impressive - no stone has been left unturned. This family-friendly location is within walking distance of local shops, parks and schools, and a few minutes from South Beach and Manning Park.

To register your interest in this beautifully-renovated family home, contact Damien Anthony from FremantleCo. on 0418 188 830 today.

#### AT A GLANCE

- 4 beds, one bath (or 3 beds plus office/study)
- Street front 397sqm block with parking for 2 vehicles
- Tiled roof - re-sprayed, re-pointed and re-capped
- New contemporary kitchen and bathroom
- New downlights throughout
- 3 x split system air conditioning units
- Original Jarrah floorboards - sanded and polished
- New timber Venetian blinds
- New internal doors, re-painted external doors
- Moroccan tiling to front and rear verandas
- Re-painted timber window frames
- Working timber fireplace
- Skylights to kitchen and bathroom
- Established and new plants, new lawn
- Bore reticulation (front and partial rear gardens/lawn)

- New Merbau timber deck
- TV/data points
- Double linen cupboard
- High quality tapware
- New smoke alarms
- New external locks
- 4 x soak wells
- New RCDs
- NBN ready

#### LOCATION

- 650m to Christ the King Primary School
- 900m to Winterfold Primary School
- 1.4km to Fremantle College
- 1.1km to Fremantle Christian College
- 1.8km to South Beach
- 2.1km to South Fremantle dog beach
- 780m to Winterfold Road shops
- 1.6km to Manning Park and Lake
- 2.6km to Fremantle Hospital
- 3.1km to Fremantle Esplanade
- 2.8km to North Coogee Marina

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*