



16 Hamilton Road HAMILTON HILL, WA

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## NEAT & TIDY RESIDENCE MOMENTS TO THE BEACH!

This is it! Act fast to secure this beautiful solid brick and tile home in one of Perth's most convenient and sought after suburb of Hamilton Hill. This outstanding residence is the ideal home for first homebuyers, small families, retirees or investors ideal to suit all your lifestyle needs. Conveniently situated on a generous 451sqm block with its highly functional floor plan boasts three good sized bedrooms, an open plan living area comprising a fully equipped kitchen and meals flowing to the great outdoors.

Within moments to Fremantle, the sparkling shores of the Indian Ocean and close proximity to a host of desirable amenities including Port Coogee, shops, cafes, schools, library, medical centres plus so much more.

Features and highlights include:

\*Light filled open plan liv

[www.minic.com.au](http://www.minic.com.au)

**Price:** \$UNDER OFFER

**Council Rates:** \$1,557.00/year (approx)

**Water Rates:** \$958.00/year (approx)



**Sabrina Minic**

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