

Sold



Unit 1, 104 Forrest Rd, Hamilton Hill

mortar+soul



Perfect Lockup and Leave!

Property currently tenanted till Feb 2022

Delightful 3 bedroom, 2 bathroom townhouse located at the top of the complex with its own driveway plus the added bonus of 2 additional car bays and direct access from Forrest Rd.

On entry, the master bedroom is located to the left and is generous in size, featuring built in robes and en-suite. To the right, is the carpeted formal open plan lounge area with bedrooms 2 and 3 down the passage to the left, with both split between the separate bathroom, toilet and laundry.

Both Bedrooms are complimented with built in robes and serviced by the separate toilet and bathroom.

The kitchen is open plan with plenty of bench and storage space and near new appliances. The dining/living area flows through to the outdoor entertaining giving a real sense of an open private living space. With a new reverse cycle air conditioner this area is warm in winter and lovely and cool in the summertime. All living areas are tiled for easy care with carpets to the formal lounge and bedrooms, reverse cycle air conditioning to the kitchen, family, dining and lounge rooms.

The property could be considered the perfect lock up and leave and with its easy access to Murdoch Uni and Hospital, Stock Rd, Kwinana Freeway and Fremantle, is one not to miss. The complex of 12 units is well maintained and conveniently located near shopping centres, public transport and both Hamilton Senior High School and East Hamilton Primary School.

3 2 4 277 m²

Price SOLD for \$400,000

Property Type Residential

Property ID 103

Land Area 277 m²

Floor Area 124 m²

Agent Details

Hadley Shearn - 0488 012 000

Office Details

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REAL ESTATE

Property feature the following;

- Near new Cooktop and Oven
- New reverse cycle air conditioning
- Covered outdoor entertaining
- Quality fans and LED lighting to the Bedrooms
- LED lighting to the living areas
- Off street parking for up to 4 cars
- Side access
- Reticulated front and side gardens.
- Built 1997 (Approx).
- Land Area: 277m2
- Building Area: 124m2
- Strata Fees: Approx. \$400 per quarter (\$1600 per year)

Water Rates: \$960 (Approx.

Council Rates \$1700 (Approx).

This property will suit the investor looking to purchase a leased investment.

Call Hadley Shearn to discuss your requirements today on 0488012000

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