


# Unit 6, 7 Hamilton Street, Osborne Park







## Two Bedroom Charmer in Superb Location

This charming, retro-style two-bedroom villa is positioned in Osborne Park's 'golden triangle', between Main Street, Hutton Street and Cape Street.

Inside, you'll find timber laminate flooring and beautiful raked ceilings with exposed jarrah beams in the living and dining area. The adjoining functional kitchen includes a built-in skylight, a freestanding electric oven and cooktop and cabinets above and below.

The bedrooms can easily accommodate double beds and have external awnings. The bathroom boasts an oversized shower and a vanity, with the WC conveniently separate, off the hallway.

Outdoors, there's plenty of room for alfresco entertaining in your paved courtyard, as well as gardens for your veggies and herbs. Metres to Osborne Park Primary School and minutes to Glendalough Station and the vibrant precincts of Main Street and Mount Hawthorn, this villa is superbly located. The astute investor will appreciate the property coming with a reliable tenant paying $270pw on a periodic lease, who is keen to stay on.

Contact Liz Stewart from Xceed Real Estate on 0422 247 321 to register your interest today.

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 25528 |

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

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Property Features:

- 2 bedrooms, 1 bathroom
- 70sqm total internal area
- High raked ceilings with exposed beams to living & dining
- Split system air conditioner in living area
- Kitchen with freestanding electric oven & hotplates
- Timber laminate flooring throughout, carpets to bedrooms
- Built-in robes to master bedroom
- Front native gardens
- Paved courtyard with wall-mounted clothesline
- Strata fees $519.85 per quarter

Location Highlights:

- 100m to Osborne Primary School
- 210m to Main Street
- 250m to Hutton Street
- 180m to Cape Street
- 435m to Freeway South entry
- 580m to Robinson Reserve
- 6.2km to Perth CBD
- 2.5km to Westfield Innaloo Shopping Centre
- 2.5km to Mount Hawthorn shopping & cafe strip
- 2.1km to Herdsman Lake

*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.*