



1/11 Hamlin Circuit, Holsworthy
FOR SALE



Welcome to your dream home in the exclusive Mornington Estate

Discover the perfect blend of modern luxury and tranquillity in this stunning three-bedroom single-level townhouse, nestled in a quiet street within the highly sought-after The Mornington Estate.

Step into this charming abode, and you'll be greeted by a spacious and elegant living space that seamlessly flows into the open-plan dining area, creating the ideal setting for gatherings and making cherished memories with loved ones. The hybrid timber flooring adds a touch of warmth, complementing the contemporary design.

The heart of this beautiful home lies in the well-appointed kitchen, boasting sleek stone benchtops, a convenient breakfast bar, and stainless steel appliances. Whether you're a seasoned chef or just enjoy cooking for friends and family, this kitchen will undoubtedly inspire your culinary creativity.

Retreat to the large master bedroom, a private oasis with its ensuite bathroom and an expansive wardrobe. As you wake up to the gentle sunlight filtering through the windows, you'll be able to savour views of the meticulously manicured garden, offering a sense of tranquillity and harmony.

The two additional sizeable bedrooms are thoughtfully designed with comfort in mind and overlook their very own private manicured garden. This unique feature adds a touch of serenity to these spaces, providing a green and peaceful backdrop that enhances the overall ambience of the rooms. The bedrooms also come complete with built-in wardrobes, ensuring ample storage space for all your belongings.

The main bathroom features a relaxing bathtub, providing a perfect place to unwind after a long day. The internal laundry, adding to the convenience and functionality of this home, is designed to accommodate your laundry needs with ease, making everyday tasks a breeze.

Step outside to your very own outdoor oasis, where a covered entertaining area awaits you. Whether it's hosting a barbecue with friends or simply enjoying some downtime, the outdoor blinds provide a delightful sense of privacy while you take in the beauty of the landscaped garden and flat lawn area.



Melly Yan

Principal - Melly Yan Property

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With security and convenience in mind, this property includes a lock-up garage, giving you peace of mind knowing your vehicles are safe. Additionally, there's ample parking available on the driveway for your guests.

One of the major highlights of living in the Mornington Estate is the exclusive access to the communal pool, tennis court, and BBQ area. Just step outside your doorstep, and you can indulge in leisure and recreation right within the estate.

For commuters, the Holsworthy train station is a mere 2-minute walk away, providing seamless access to the city and nearby amenities. Enjoy the perfect balance of serene suburban living with easy access to everything you need, including M5 Motorway close by.

Don't miss this opportunity to secure your slice of paradise in the highly-coveted Mornington Estate. Embrace the luxurious and comfortable lifestyle that awaits you in this modern townhouse.

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

Features

1 Toilet
Built-In Robes
Dishwasher
1 Ensuite
Floorboards
1 Living Area
NBN Available
Courtyard
Fully Fenced
Inground Pool
Outside Entertaining Area
Remote Garage Door
Secure Parking
Tennis Court
Split System A/C

Council rates

\$346 per qtr

Strata Fees

\$440 per qtr



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Scale in metres. 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.