



170A Rockingham Road, HAMILTON HILL FOR SALE



4 bedroom house

170A Rockingham Road, Hamilton Hill

Huge Price Drop

Enjoying peace and privacy at the rear of the block, this luxury home offers loads of living in low-maintenance surrounds. Achieving the perfect balance of light, space and family function, the 3/4-bedroom, 2.5-bathroom floor plan has been designed with the emphasis on airy open-plan comfort complemented by a fabulous all-season alfresco patio protected by screens that can be opened or closed to suit the weather.

Quality tiles accentuate the wonderful feeling of spaciousness in the living and dining room which embraces the pristine kitchen appointed with glossy black benchtops, crisp white cabinetry and a handy central island bench/breakfast bar. A separate home theatre provides a restful haven to relax, rewind and catch up on the latest TV shows and movies. The three upstairs bedrooms and fourth bedroom or optional study on the lower level are of generous dimensions, making this a wonderful home for the growing family.

Enjoy all the lifestyle advantages of this fantastic location, which is metres from bus stops, less than 300 metres from Southwell Primary School and close to Fremantle College, Murdoch Institute of Technology, Phoenix Shopping Centre, Wheeler Park Reserve, beaches and Adventure World.

- Bright and airy open-plan living and dining room
- Home theatre
- Sleek kitchen appointed with central island bench/breakfast bar, glossy black benchtops, glass splashbacks, gas cooktop and stainless-steel oven and rangehood
- Downstairs' bedroom or optional study
- Covered alfresco area with screening that can be opened or closed depending on the weather
- Main bedroom with his and hers walk-in robes and deluxe ensuite bathroom with shower and twin vanities
- Family bathroom with separate toilet
- Laundry with outside access
- Powder room
- Double garage with internal entry
- Walk-in linen cupboard
- Under-stair storage



Jan Holloway

Principal - Lewis Holloway Property

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- Quality flooring
- Ducted reverse cycle air con

Features

Built-In Robes
Dishwasher
1 Ensuite
1 Living Area
Fully Fenced
Outside Entertaining Area
Remote Garage Door
Shed

Land size

405.00 Sqm



Jan Holloway

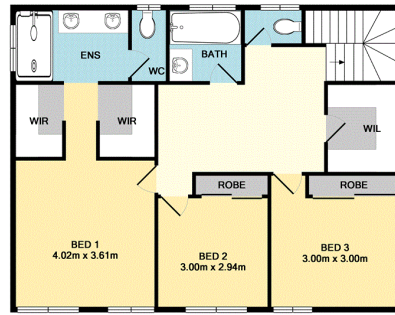
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GROUND FLOOR
APPROX. FLOOR
AREA 130.4 SQ.M.
(1404 SQ.F.T.)



1ST FLOOR
APPROX. FLOOR
AREA 82.5 SQ.M.
(888 SQ.F.T.)

TOTAL APPROX. FLOOR AREA 212.9 SQ.M. (2292 SQ.F.T.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.