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Shendelle Harding invites you to inspect 75 Eglinton Crescent, Hamersley. This three/four bedroom, one bathroom property awaits Reno Kings and Queens to transform this diamond in the rough.

The property is situated on a rectangular north facing 708sqm block and is orientated to capture cross ventilation from the sea breeze. The established native gardens present a good canvas to add some complimentary exterior design elements to bring this landscape into its full glory. The rear alfresco and BBQ area are shaded with mature sweet Muscatel white grape vines just waiting to be picked right now.

The property has recently received some improvements such as a roof restoration and gutter replacement, complete modern bathroom renovation and a new instantaneous gas hot water system.

The modern bathroom features quality fittings and fixtures complete with a single vanity and mirror, back to wall toilet suite, full height tiling, a gorgeous freestanding bath, spacious shower recess with a large shower head and excellent water pressure.

A large 3 phase powered workshop (6 x 7.2m) sits at the rear of the home with many options available to suit your needs and interests.

Features include:

- Three bedrooms with ceiling fans plus 4th bedroom/study
- Modern bathroom with 2nd toilet located off laundry
- Large family/games room with built-in bar
- Two separate living zones with built-in jarrah cabinetry
- Central kitchen with gas cooking, wall oven and large walk-in pantry
- Large brick workshop 43sqm with 3 phase power and concrete slab
- Built-in gas BBQ under grape vine alfresco area 49sqm
- New instantaneous gas hot water system
- Single carport with room for two vehicles (3.6 x 11m)
- Plenty of power points throughout, plus two gas bayonet outlets

3 BED | 1 BATH | 2 CAR

PRICE:

Offers From \$475,000

OPEN FOR INSPECTION:

N/A



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75 Eglinton Crescent, Hamersley



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.