



# FOR SALE

## RARE OPPORTUNITY ON HILL

It's not often that something on the highly sought-after Hill Street comes up for sale – even rarer when the home is move-in ready and doesn't need a fortune spent on immediate renovations.

The solidly constructed, low maintenance home boasts breathtaking views over Albany and Princess Royal Harbour, and was carefully designed with the magnificent outlook as its main focal point. This particular area is extremely popular with those in the know, so the blocks are rated R30, with 47 Hill Street measuring 470 m2.

One of the main benefits of homes on this side of town is that you're protected from prevailing winds by Mount Clarence, so can enjoy your outdoor life to the fullest while still enjoying the magnificent views - plus get maximum winter sun.

A spacious double garage features from the left, offering extra space ideally suited for a little work shop or extra storage. A lovely, low-care garden on reticulation ensures the brick home has significant street appeal.

As you enter through the teal coloured front door you arrive at a landing with an office or small 4th bedroom to your left. A large shared bathroom is on the right with a wall of built in cupboards opposite the bathroom.

The bathroom features a shower-over-bath, double basin and a separate loo. Directly next to the bathroom is the main bedroom - a large room boasting high ceilings and a deep walk in robe. This bedroom opens out onto a lovely balcony with glimpses over Mount Melville.

The balcony offers dual access to the open plan living area, which features big windows and a raked ceiling which make the home appear light, bright and spacious and allow beautiful winter afternoon sun into the home. A large balcony wraps around the south-west side of the home. The lofty elevation from the top of Hill Street allows you to look straight over your neighbour's rooftops and out over Albany Entertainment Centre with Princess Royal Harbour to your right.

The kitchen follows the teal coloured theme and has a large pantry, plenty of cupboard and bench space and is well equipped with an electric oven and cooktop. The home is plumbed for a dishwasher, has a neat double sink facing out towards the views and has a handy breakfast bar which can seat up to 4 people.

**3 BED | 2 BATH | 2 CAR**

### PRICE:

Offers above \$600,000

### OPEN FOR INSPECTION:

N/A



**Jess Adams**

**0410631335**

jessadams@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)