



**SOLD**

## ULTIMATE GEM

If you are looking for a special property, with great investment written all over it, this is for you. Located within an easy stroll to the Pheonix Shopping Centre, the owners have spared no expense when choosing to embark on the substantial upgrades.

You are sure to be impressed with the wide reaching windows which provide light filled sundrenched living areas. The storage areas are extravagant and you even have a home office which could become an extra bedroom.

This property really is the ultimate gem as it is zoned R40. With council approval, you may be able to subdivide at a later time and hopefully make some extra cash.

Public transport is close by as are essential services, schools and shopping.

Do not miss the opportunity to purchase this property. It is quite special and robust interest is expected.

### FEATURES YOU WILL LOVE

- King size main bedroom with fully renovated en suite
- Bedrooms two and three have carpet and built in robes
- Beautifully renovated galley style kitchen with quality glass splash backs
- Brand new Westinghouse electric wall oven with separate griller
- Gas cooktop and LG dishwasher
- Band new window furnishings throughout
- Two spacious separate living areas
- Sparkling new main bathroom with double vanity
- Spacious new laundry and second WC
- Inverta reverse cycle air conditioning and gas bayonette
- Valet ducted vacuum system and new Rheem gas hot water
- Private paved outdoor entertaining area
- Easy care, low maintenance gardens and shed
- Garage with shoppers entrance plus heaps of extra parking
- Year of construction: 1984 Shire of Cockburn
- Previous water rates: \$1161.10 Current shire rates:\$1801.19
- Block size: 687m2 Zoning: R40

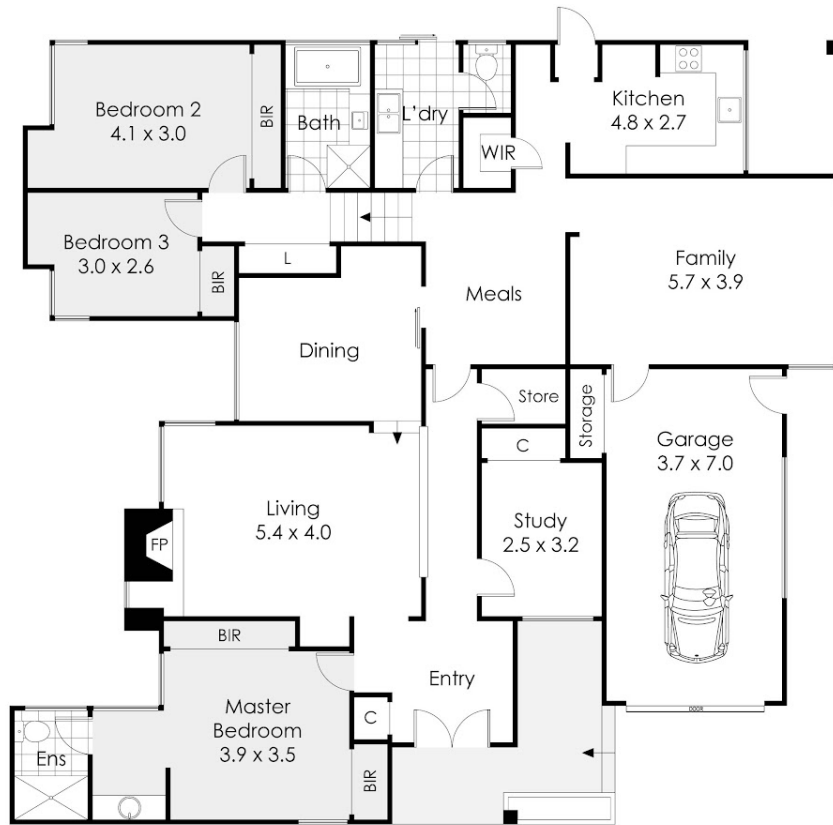
**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$621,000

**OPEN FOR INSPECTION:**  
N/A



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## 1 Monaghan Court, Hamilton Hill

This floor plan is not to scale.  
 Dimensions are approximate and therefore should only be used for illustrative purposes.

	224 m <sup>2</sup>
	3 Bed
	2 Bath
	1 Car

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.