

Sold



6B Hamersley Road, Sorrento



Family Home Right by the Beach!

Auction Location: Online Auction

The ideal abode for growing families, investors or buyers looking for an opportunity to enter the Sorrento property market just moments from the ocean's shore, this three-bedroom, one-bathroom home presents a fabulous opportunity for anyone seeking a magnificent coastal lifestyle.

Reap the benefits of an elevated position on this 454m² block that offers ocean views from the rear of the property, walking distance to the clear waters of Sorrento Beach, and with an array of restaurants, cafes, parks, playgrounds, sporting facilities, Hillarys Boat Harbour and quality schools within arm's reach, an easy, beach-side lifestyle of convenience is yours.

The bedrooms are all carpeted, spacious and comfortable while the expansive living area is a great central hub for the family to come together. A well-appointed recently renovated kitchen overlooks the garden and features plenty of cupboards, stainless steel appliances, bench space and breakfast bar.

With plenty of lawn at the rear of the property, there is ample space for the kids and family pets to play, with an undercover patio providing shelter from the elements all year round. This home really does offer a fabulous canvas to explore multiple options. Reap the benefits of the generous proportions of the back garden, easily big enough to accommodate swings, a trampoline or

3 1 1

Price SOLD for \$1,100,000

Property Type Residential

Property ID 30136

Agent Details

Adam Whitford - 0406 616 608

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
08 9207 2088



even a swimming pool or home extension, with a rear wall and fencing all around the property ensuring plenty of security and privacy. With so much exterior space at hand, you are only limited by your imagination in creating a signature outdoor sanctuary here.

Everything you could possibly want is mere minutes away from this address. With nearby Tom's Diner, Froth Brewery, White Salt and Little Bay Café just down the road, along with the new Hillarys Beach Club, taking a stroll or cycle along the beachfront on weekend mornings has never looked so appealing. Morning and sunset dips are just a 10-minute walk away and with Sorrento Primary Schools, Sacred Heart, St Mark's Anglican Community School and Duncraig Senior High all an easy cycle, all educational needs are easily catered for. A dream location in family-friendly Sorrento awaits.

For expressions of interest, please contact adam@xceedre.com.au or call 0406 616 608.

Features include:

454sqm block

Elevated position

Three carpeted bedrooms upstairs, main bedroom features built-in robes

Spacious open-plan living/casual dining/kitchen area

Renovated kitchen featuring stainless steel appliances, ample cupboards, breakfast bar

Bathroom with bath

Freshly painted throughout

Timber flooring

Separate laundry with rear access

Huge back garden with expansive lawn

Separate toilet

Linen press

Long driveway for extra parking

Quiet street

Storage space under stairs

Colourbond fencing

Ocean views from rear of property

Reverse cycle ducted air-conditioning

Location (approx. distances):

Sacred Heart College 280m

Geneff Park 650m

Sorrento Beach 850m

Seacrest Park Playground 1.3km

Sorrento Primary School 1.5km

Hillarys Boat Harbour 2.3km

Marmion Village 2.6km

Duncraig Senior High School 3.0km

Whitfords Nodes Park 3.1km

Hillarys Shopping Centre 3.9km

Tom's Italian & Froth Brewery 4.1km

Mettams Pool 4.2km

Hillarys Beach Club 4.3km

responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.