



25 Riggs Way HAMILTON HILL, WA



60's Classic in Prime Location

Brimming with potential this solid 3 bedroom 1 bathroom double-brick-and-tile home sits comfortably on a whisper quiet street in the most sought after pocket of Hamilton Hill. A leafy street front out look with sprawling front lawn and circa 1960's exterior is the idyllic setting for a young couple or family to sprout roots!

This delightful home incorporates modern elements with original features and character - A bright and airy, wide open hallway welcomes you in with the invitation to explore more. The neutral color palette feels cool and fresh while the original timber floors provide comfort and warmth underfoot.

The hub of the home, the open plan kitchen dining and living area is modern and spacious. Featuring s/s appliances, including dishwasher, good storage with loads of cabinetry and drawers, long workable bench tops with breakfast bar for casual meals plus extra built in cupboards in the dining area. It flows out through sliding doors to a sizable tiled balcony

NEW TO MARKET

Type : House
Land : 399 m2

Council Rates : \$1,790.00/year (approx)

Water Rates : \$1,040.00/year (approx)



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