



3 Pitt Street, HAMEL, WA 6215

A Statement in Space, Style and South West Living

Welcome to this thoughtfully renovated home, where every space has been transformed to meet the needs of today's families.

Set on a generous, potentially subdividable block (STCA) in the peaceful hamlet of Hamel just 5 km south of Waroona on South Western Highway - this residence has been completely renovated to offer multiple living areas for everyday comfort and easy entertaining.

Original ceilings and cornices have been carefully preserved, while the interior and exterior have been fully renewed. The result is a family-friendly four-bedroom, two-bathroom home with a study nook and multiple living zones indoors and out.

At the heart of the home is a brand-new kitchen featuring double built-in ovens, a gas cooktop with overhead rangehood, and a double sink with modern pull-out tapware - all overlooking the outdoor entertaining area. A second, adjoining butler's kitchen features a wraparound timber benchtop and breakfast bar, with a full-length window that opens to a matching outdoor servery for seamless entertaining.

TYPE: For Sale

INTERNET ID: 300P195431

SALE DETAILS

Offers Over \$749,000

CONTACT DETAILS

Bunbury
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Bunbury, WA

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Step outside to the alfresco entertaining area, which flows through to a separate fire-pit ideal for the cooler evenings ahead, and then on to an enormous shed ready for family fun! The shed also includes an attached, lockable space ideal for secure storage.

Both bathrooms are finished to a luxurious standard, with two fully renovated spaces showcasing premium fixtures. The main bathroom includes a freestanding, full-size bathtub, twin vanity basins, and floor-to-ceiling tiling, while the ensuite features twin vanities and a self-cleaning tornado toilet.

Oak-look flooring flows from the entrance through the kitchen, family, and dining spaces, while plush modern carpets with extra-thick underlay add comfort to the bedrooms and theatre room. Lighting has also been fully upgraded, with spotlights throughout and ducted evaporative air conditioning throughout the whole house will keep you cool on hot summer days.

Outside, the exterior has been repainted from the ground up, with the roof, sheds, and fencing resprayed in Monument. Adjacent to the home is a huge 115 m² shed; with its open frontage, it connects to the outdoor entertaining area and is ideal as a games room or fully decked-out "man cave". At the rear of the block, an additional 59 m² shed offers an excellent workshop space plus room for multiple vehicles.

The gardens have been revitalised with fresh mulch and new lawn, creating a hidden garden at the rear of the block with a selection of fruit trees - perfect for kids, pets, and even those chooks you've always wanted! With so much usable outdoor space, there are countless ways to make the most of this family-friendly setting.

More than a renovation, this is a complete reinvention of a family home on a large block, offering space and tranquillity with the amenities of Waroona town centre just minutes away.

Features you will Love!

- Fully renovated family home with multiple living zones
- Generous, potentially subdividable block (STCA) in peaceful Hamel location
- Four spacious bedrooms, two luxurious bathrooms + study nook
- Original ceilings and cornices beautifully preserved
- Brand-new kitchen with double ovens, gas cooktop & modern finishes
- Butler's pantry with wraparound timber benchtop, breakfast bar & VJ panelling
- Seamless indoor/outdoor flow with servery window to alfresco
- Expansive outdoor entertaining area + separate fire pit zone
- Oak-look flooring to main living areas + plush carpets to bedrooms & theatre
- Fully upgraded lighting with spotlights throughout
- Ducted evaporative air conditioning for year-round comfort
- Stunning main bathroom with freestanding bath, twin vanities & full-height tiling
- Ensuite featuring twin vanities & self-cleaning tornado toilet
- Freshly repainted exterior with roof, sheds & fencing in Monument

- Huge 115m² shed ideal as games room or "man cave"
- Additional 59m² rear shed for workshop & vehicle storage
- Revitalised gardens with new lawn, mulch & fruit trees
- Spacious backyard perfect for kids, pets & hobby farming
- Just 5km to Waroona town centre with easy highway access

Water Rates: \$289.66pa*

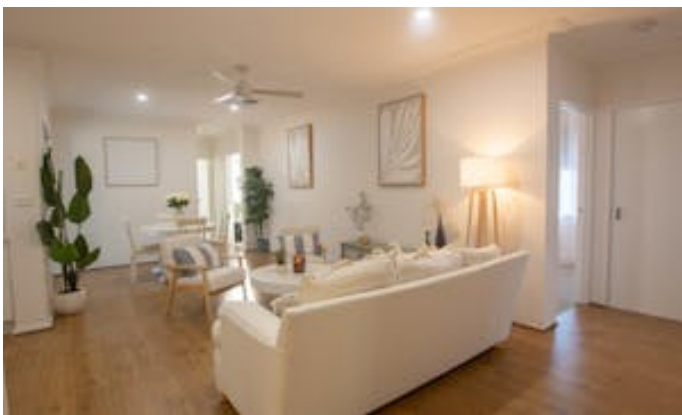
Built: 1982

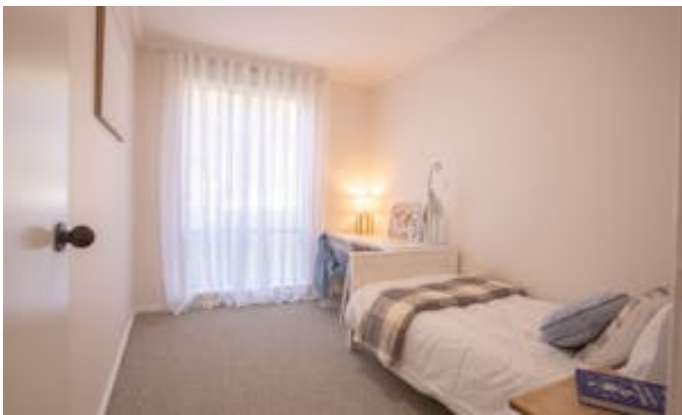
Zone: R10

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering

into an offer and should not rely on the photos or text in this advertising in making a purchasing decision

- Land Area 1,012.00 square metre
- Building Area: 382.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 6 car carport

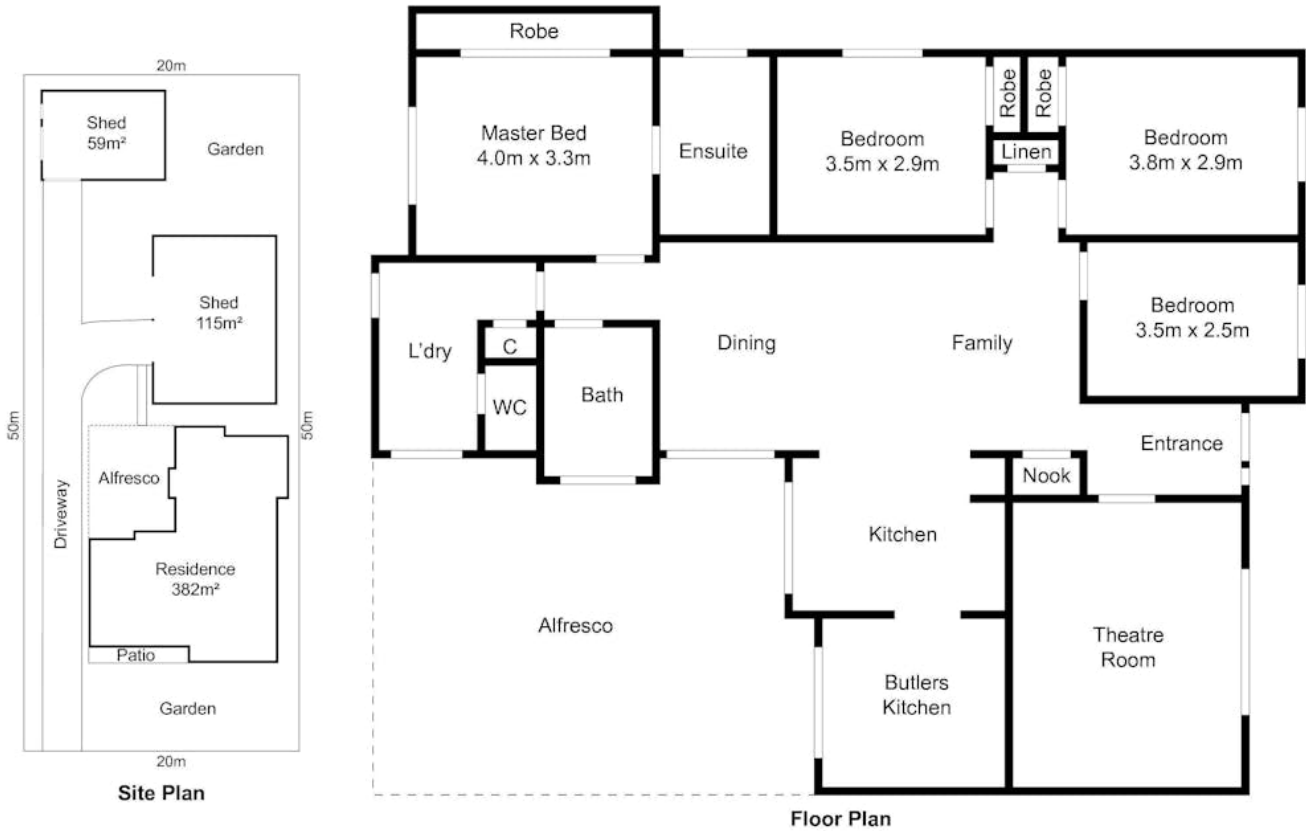






3 Pitt St, Hamel

block size 1,012m² | 4 x 2 x 6 x



Scale is metric, dimensions are approximate, all information contained herein from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.