



FOR SALE

PERFECT INVESTMENT

Located in a desirable little pocket, almost opposite East Hamilton Hill Primary School, with Hobbs Park and Enright Reserve right on your doorstep. The older style home is beautifully maintained, as neat as a pin with original jarrah floors, a fully renovated kitchen, bathroom and laundry. Situated on a huge 832m2 corner block and located approximately ten-minute drive from fabulous Fremantle, North Coogee Marina, Fremantle Sailing club and South Beach. Hamilton Hill IGA and shopping centre is just down the road with Woolworths Melville and Kardinya shopping Centre close by. Plenty of public transport for your convenience too. R30 zoning provides opportunity for you to develop three residential building blocks.

FEATURES AT A GLANCE:

- Well maintained older style brick veneer home
- Three bedrooms with jarrah floors
- Bright modern kitchen with gas cooktop, gas oven and rangehood
- Open plan kitchen, dining and lounge -plenty of light
- One bathroom and two WC, separate laundry
- Reverse cycle air conditioning plus ceiling fans
- Recently installed gas Hot water
- New color bond fencing around the house
- Double car port and back patio
- Block size: 863m2
- Zoning: R30
- Year of Construction: 1962
- Council rates: Approx \$1,568.00
- Water rates: Approx \$893.73

CONTACT HELEN RICHARDSON BY EMAIL OR PHONE 0417 262 788

3 BED | 1 BATH | 2 CAR

PRICE:

From \$590.000

OPEN FOR INSPECTION:

N/A



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