



FOR SALE

DON'T WALK... RUN!! STUNNING LOCATION IN RHSZ!!

Don't miss this chance to secure your future property in one of Perth's most well-connected suburbs. Freshly painted throughout with new flooring, this 70's beauty offers the perfect foundation for creating your dream home while enjoying all the benefits of this highly sought-after location. Whether you're raising a family, downsizing, or investing, this is one property not to be missed!

FEATURES INCLUDE:

- Elevated 711m² large block, overlooking your very own Hogarth Way Reserve with playground.
 - Built in 1976, this home is ready for a new family!
 - Build a second storey & enjoy magnificent views to the Hills!
 - Three bedrooms all with BIR's & large windows
 - Tastefully, recently renovated bathroom
 - Large family loungeroom overlooking the streetscape with airconditioner
 - Open plan 70's inspired kitchen/meals/family room, workable as is or ready for your reno! - Sliding door out to alfresco
 - Separate toilet from large laundry with door to alfresco
 - Professionally painted throughout, new flooring
 - RCD & Smoke detector compliant
 - Security screens & doors
 - Tinted windows to front of house
 - Paved alfresco with solid timber pergola
 - Back yard has mature trees creating a peaceful & shaded garden
 - Electric instantaneous HWS
 - Single car carport with double gated entrance to rear yard
 - Built 1976
 - Land size: 711m² with 19.1m frontage x 37.2m deep elevated block
 - Zoned R20 Green Title
 - Council Rates: TBA
 - Water Rates: \$1,218.17 FY 23-24
 - Rental Appraisal – between \$650p/w to \$700p/w
- *For further information & a price guide please contact Jill Groves on 0408 765 240 or Chloe Leggett on 0426 618 991

3 BED | 1 BATH | 1 CAR

PRICE:

=UNDER OFFER BY JILL GROVES

OPEN FOR INSPECTION:

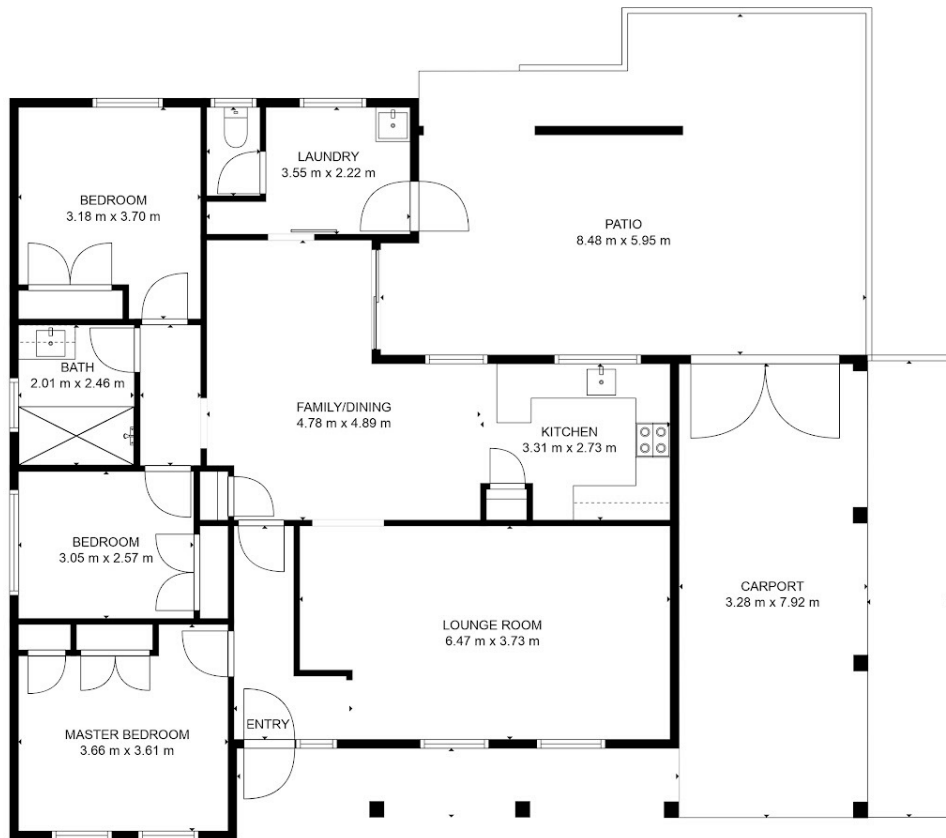
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Not to scale • All measurements are approximate • Drawn for presentation purposes only

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.