



# SOLD

## 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 711m<sup>2</sup> 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: 711m<sup>2</sup> 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

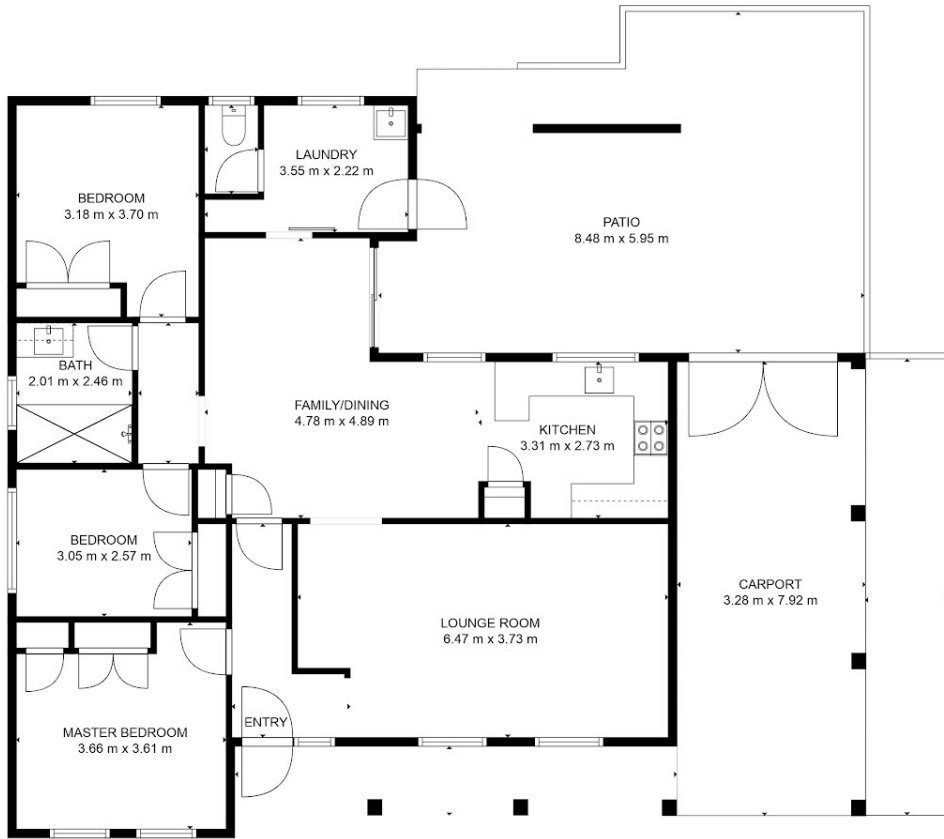
**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$1,120,000

**OPEN FOR INSPECTION:**  
N/A



**Jill Groves | Chloe Leggett Team**  
**0408765240**  
 jillgroves@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



# @realty 9 Hogarth Way, Bateman

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.