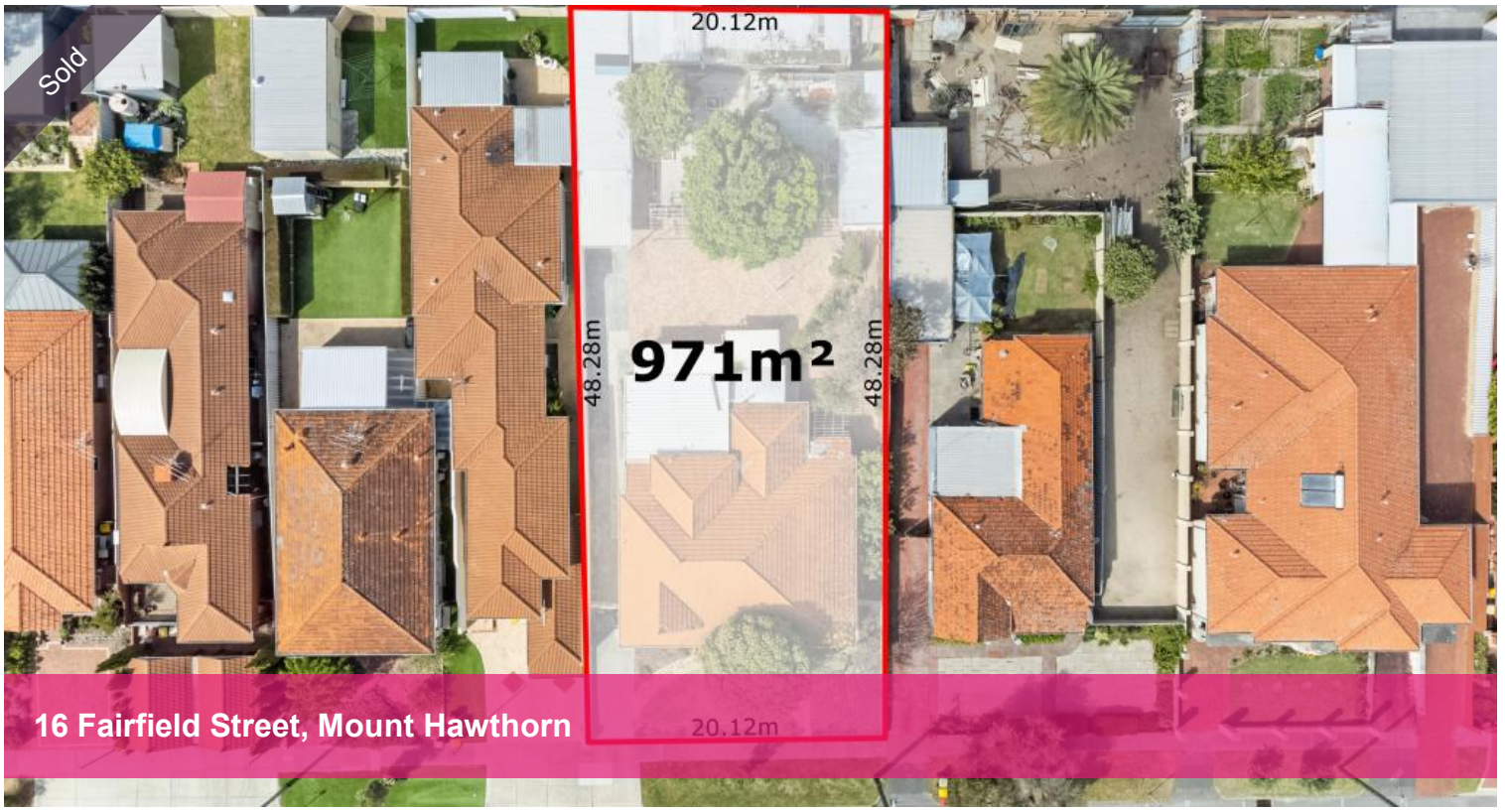








Rare and Unbeatable Opportunity!

3 2 971m2

Nestled in the heart of Mount Hawthorn, this unique 1927-built home exudes timeless features and heritage charm. Situated on a sprawling 971 sqm block, this property boasts not only a spacious residence but also the potential to renovate and create your dream abode or knock down and develop the site, making it a rare find in this sought-after neighbourhood.

A beautiful front façade and large veranda welcome you to this much-loved home that has been tightly held in the family for many years. Accommodation consists of a grand formal lounge, a meals area in the kitchen, casual living and dining room, sunroom and a games room with garden access. Outside, a large backyard features well established plants, fruit trees, garage, workshop, patio and paving.

High decorative ceilings, large rooms, a generous front porch and timber door and window frames honour the era. The potential is huge with the enhancements you can make inside and out on this expansive 971sqm block, not to mention the triplex potential investors will find hard to resist.

With a function floorplan throughout this property offers endless opportunities for improvements while retaining the homes original character. Restore its original charm or design your dream home, the options are endless.

Situated in the heart of Mount Hawthorn, this unique residence is conveniently located close to vibrant cafes and bars, The Mezz Shopping

Price	SOLD
Property Type	Residential
Property ID	29380
Land Area	971 m2

Agent Details

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
08 9207 2088

Centre, Local parkland, public transport and close to Perth CBD. Within the catchment zone to a variety of top schools including Aranmore Catholic College, Mount Hawthorn Primary School, Churchlands Senior High School and Bob Hawke College.

There are very few land holdings with duplex/triplex subdivision potential in Mount Hawthorn and properties as unique as this are hard to come by.

Contact Hamish Laidlaw on 0417 971 528 to a arrange a private viewing.

Property Features;
• Three-bedroom, two-bathroom 1927 brick-and-tile home
• Multiple living areas: formal lounge with French doors, casual living/dining, sunroom & games room with garden access
• 2 bathrooms with retro tiles and basin
• Well-appointed kitchen with a gas cooktop, dual sinks, a dishwasher and a meals area
• High decorative ceilings
• Split-system air-conditioning and ceiling fans
• Generous front porch, large backyard with a patio, paving, established plants, garage
and off-street parking
• 971sqm block
• Triplex potential

Location (approx. distances):
• 230m - Mt Hawthorn café and shopping strip
• 300m – The Mezz
• 550m – Britannia Road Reserve
• 800m - Aranmore Catholic College
• 1km - Mount Hawthorn Primary School
• 1.2km - Leederville tourist precinct
• 1.3km- TAFE Leederville
• 1.3km - Lake Monger
• 1.8km - Loftus Recreation Centre
• 2.1km - Glendalough Train Station
• 2.2km - Beatty Park Leisure Centre
• 4.6km - Perth CBD

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.