



## Elevate Your Dreams

ALL OFFERS PRESENTED ON THE 12th OF FEBRUARY

Unveil your vision on this exceptional 463 sqm block of land located in the heart of Mount Hawthorn. Proudly perched on the very top of Mount Hawthorn's most sought-after street, this rare lot offers the perfect blank canvas to build your future abode, just moments from The Mezz Shopping Centre, Mt Hawthorn Shopping Precinct, Edinboro Street Reserve and Mount Hawthorn Primary School.

Situated seconds from Mount Hawthorn's vibrant café and dining scene, parklands, transportation hubs and the Perth CBD, this prime location sets the stage for convenient living.

Embrace the opportunity to construct your ideal residence and elevate your dreams in this desirable pocket of Mount Hawthorn.

Location;

- 200m- The Mezz Shopping Centre
- 300m- Mount Hawthorn Cafe & Restaurant precinct
- 400m- Edinboro Street Reserve
- 750m- Mount Hawthorn Primary School
- 1.1km- Aranmore Catholic College
- 1.6km- Britannia Reserve

463 m2

|                      |             |
|----------------------|-------------|
| <b>Price</b>         | <b>SOLD</b> |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 29837       |
| <b>Land Area</b>     | 463 m2      |

### Agent Details

Hamish Laidlaw - 0417 971 528

### Office Details

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



- 2.5km - Glendalough Station
- 4.2km- St John of God Hospital
- 5.0km - Bob Hawke College
- 5.2km - Perth CBD

Council Rates- \$2,156.74

Water Rates- \$1,012.18

*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.*