



## Build Your Dream

Seize this rare opportunity to secure a 211 sqm block in one of Perth's most coveted suburbs. Perfectly positioned just steps from the vibrant energy of Mount Hawthorn's café and dining strip, this block offers the ultimate blend of convenience and community.

This exceptional rear lot presents unlimited potential to design and construct a residence tailored to your individual requirements. Whether your vision is a contemporary architectural statement, a low-maintenance urban retreat, or a sophisticated family home, this premium parcel of land provides the perfect foundation to bring your plans to life.

Ideally located in one of Mount Hawthorn's most sought-after pockets and just minutes from Les Lilleyman Reserve, The Mezz Shopping Centre, Mount Hawthorn Shopping and Restaurant precinct, public transport and more. Families will appreciate being within the catchment zone for esteemed Bob Hawke College and Mount Hawthorn Primary School.

Vacant blocks are a rare find in Mount Hawthorn and opportunities like this don't come around often. Offering endless possibilities, this is your chance to design and build your dream home on this blank canvas.

### Features;

- 211 sqm block of land
- Rear lot

📏 211 m2

<b>Price</b>	SOLD for \$525,000
<b>Property Type</b>	Residential
<b>Property ID</b>	31991
<b>Land Area</b>	211 m2

### Agent Details

Hamish Laidlaw - 0417 971 528

### Office Details

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- Prime location
- Les Lilleyman Reserve on London Street

Approximate Distance to;

- 100m- Les Lilleyman Reserve
- 900m- The Mezz Shopping Centre
- 900m- Mount Hawthorn Café & Restaurant Strip
- 1.1km- Mount Hawthorn Primary School
- 3.1km- Lake Monger
- 3.8km- Bob Hawke College
- 4.4km- 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.*