

**112 Hensman Street, South Perth, WA 6151**



**House For Sale**

Thursday, 4 January 2024

112 Hensman Street, South Perth, WA 6151

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 713 m2**

**Type: House**



Dean Sims  
0893687200



Lili Tan  
0498720009

## NEW TO MARKET.

Properties of this size, nature and location rarely come to market, now is the perfect time to secure an asset ready for living but primed with potential for the future. Set back from the street, this mid-1930s home commands a prime position on a generous 713sqm block, showcasing abundant charm and distinctive character features which include high decorative ceilings, leadlight windows and doors and solid Jarrah flooring. While the home has been lovingly maintained and is ready for its next owner to move straight in, it also presents an opportunity to infuse your own personal style and flair. The possibilities are vast – consider further renovations and/or extensions, create plans for your dream home and rebuild, or retain the property as a strategic investment for the future. Additional features you will enjoy: - Green title 713sqm block with a wide 20m frontage- Multiple living areas- A floorplan that offers great separation for families with a spacious, central kitchen which connects to the lounge and dining area; the kitchen is equipped with plenty of cupboard and storage space, a gas stovetop, oven & dishwasher- Light filled living area to the rear of the home, overlooking the outdoor yard- Three good sized bedrooms, each with BIR's- Main bathroom with shower & WC- Second bathroom with integrated laundry and a separate WC- Formal lounge room to the front (which could be converted to a fourth bedroom)- Air-conditioning & ceiling fans- Large rear yard with beautiful gardens, perfect for kids to play and pets to roam- Single car garage with plenty of space for additional parking and a gated front yard Situated just a short distance from Ernest Johnson Oval, this charming residence boasts a desirable location. Conveniently located a quick drive or short walk from the Angelo Street hub and South Perth foreshore which provide an abundance of options with numerous cafes, restaurants, shops & entertainment venues. The property also offers easy access to public transportation and nearby reputable schools such as Wesley and Penrhos Colleges, St Columbus, and South Perth Primary, making it an ideal choice for those seeking the ultimate South Perth living experience where everything is on your doorstep! Disclaimer: The information provided has been prepared with care however it is subject to change and is not intended to form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative cannot be held responsible for any inaccuracies. Interested parties must be sure to undertake their own independent enquiries.