

130 Hillsborough Drive, Nollamara, WA 6061



Sold House

Monday, 14 August 2023

130 Hillsborough Drive, Nollamara, WA 6061

Bedrooms: 3

Bathrooms: 1

Area: 728 m2

Type: House

\$525,000

Adam Naumovski presents...130 Hillsborough Drive, Nollamara **UNDER OFFER!** Unlock a world of opportunity at 130 Hillsborough Drive, a truly exceptional property nestled in the vibrant heart of Nollamara. Beyond the allure of a beautifully preserved 1960's character home, this substantial property boasts significant development potential, offering savvy investors and discerning buyers an exciting chance to transform and capitalise. Standing proudly on a generous 728sqm block with a broad 18m frontage, the property has been zoned R40, earmarking it as an enticing prospect for subdivision and potential triplex development. With this incredible offering, you can step into a world where you can design your dream home, plan an income-generating subdivision, or even embark on a full triplex development. The choice is yours, and the possibilities are limitless. The existing home is a testament to the enduring appeal of 1960's architecture, with its charming character features, generous proportions, and inviting warmth. The spacious living and dining areas, adorned with classic cornices and exquisite ceiling features, offer a comfortable space for day-to-day living. While the ample bedrooms serve as peaceful retreats, and the large kitchen caters to all culinary needs. The verdant outdoor spaces add to the overall charm of the property. A lush green lawn, productive greenhouse spaces, a chicken coop, and a powered shed constitute an outdoor oasis that perfectly complements the home's interior warmth. These spaces stand ready to adapt to your vision of an outdoor paradise or provide further avenues for property development. Situated in a location brimming with lifestyle appeal, you are mere moments from an array of amenities. The tranquil Des Penman Reserve is a brief 400m stroll away, while the local IGA and Northlands Plaza Shopping Centre are close by for all your shopping needs. For a more extensive retail and entertainment experience, the bustling Karrinyup Shopping Centre is a comfortable 7.7km drive away. 130 Hillsborough Drive is not just a home, but an opportunity-filled property teeming with potential. Impeccably maintained, with its original charm intact and accompanied by significant development possibilities, this property is a rarity in today's market! Embrace this unique opportunity. Arrange an appointment to view this property today and start planning your future in one of Nollamara's most promising offerings.

Key Features:

- Character-filled 1960's home
- Spacious living area, dining room, and sizeable bedrooms
- Classic cornices and ceiling features
- Massive 728sqm block with triplex development potential
- 18m frontage, rectangular block
- Versatile outdoor spaces including a grassed area, greenhouse, chicken coop, and powered shed
- Proximity to parks, shops, schools, and transport
- Short distance to Des Penman Reserve and local IGA
- Convenient access to Northlands Plaza Shopping Centre and Karrinyup Shopping Centre

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