

2 Federation Street, Mount Hawthorn, WA 6016



Sold House

Wednesday, 23 August 2023

2 Federation Street, Mount Hawthorn, WA 6016

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 607 m2

Type: House

Contact agent

Looking for the perfect location to build your dream home and/or develop into 2 and make some serious returns! Look no further than 2 Federation Street, Mount Hawthorn. This exceptional corner 607 sqm block zone R30 with subdivision potential is situated in a sought-after area, boasting a prime location just minutes from everything you need. With easy access to shopping centres, public transport, schools, and recreational facilities, this is a rare opportunity to secure a piece of land in one of Perth's most desirable suburbs. The 1930 built character home would require extensive renovation to bring it back to its former glory. It has ROW and positioned on a corner means you have incredible access. The property has 3 beds and 1 bath and will be sold in 'as is' condition. The corner lot of this property adds an extra layer of value as it allows the potential for two street frontage subdivisions. Mount Hawthorn is a highly sought-after suburb, renowned for its trendy cafes, bustling shopping strips, and tree-lined streets. Close to parks, public transport, CBD and easy freeway access. This property is in the catchment zone for the popular Mount Hawthorn Primary School and Bob Hawke College. Investing in a property with subdivision potential in Mount Hawthorn is a smart move, given the suburb's popularity and limited supply of land. With the demand for housing continuing to rise, this opportunity should not be missed. The character home is unsafe for home opens but private appointments can be scheduled. Please contact Annie on 0418 795 654 to book your viewing today. FEATURES: • 607sqm - zoned R30 • Corner location - Duplex potential • Character home - originally built - 1930's • 3 bed • 1 bath • ROW • Please contact Annie for a private appointment as the character home is unsafe for home opens. The property is being sold on "AS IS, WHERE IS" condition PROPERTY PARTICULARS: Shire Rates: \$1,562.95 p/a Water Rates: \$1,115.89 p/a City of Vincent