

2 Ozymanney Street, Hamilton Hill, WA 6163



House For Sale

Wednesday, 8 May 2024

2 Ozymanney Street, Hamilton Hill, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 993 m2

Type: House



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Please Call for Price Guide

Situated just a short distance from the South Fremantle Border, this excellent location not only offers the benefits of being in the heart of a warm and vibrant community, but also presents an exceptional opportunity to secure a large, subdivisible block close to all the action of South Fremantle. Enjoy the extensive gardens with all they have to offer or unlock the development potential in this subdivisible corner site, which offers 993sqm of prime real estate with zoning of R30/40. The existing 3-bedroom, 1-bathroom house is sunny and elevated, with stunning views across Dixon Reserve, a local hotspot for recreation and relaxation. Built in the early '60s and extended to the rear, this home benefits from a modified kitchen layout, dining space, and a second relaxation area or "family room." Stylish steel-framed windows, a true feature fireplace, pine floorboards, and plaster ceilings all combine to create real character and charm. There's also a truly classic outdoor entertaining area, which is testament to the rich and bountiful history of this home. Mature fruit trees offer garden produce from the start, and, for garden enthusiasts, there are endless possibilities for landscaping, growing food, and enjoying a big, fun-filled family garden. There's an under-croft laundry with a second toilet, as well as a large garage with workshop. There's also plenty of attic storage space with a convenient, pull-down ladder. Situated west of Carrington Street and across from Dixon Park, this property is just a short walk to South Beach and a quick drive or cycle into Fremantle or the new Port Coogee. With public transport close by, and a range of amenities within easy reach, this is an opportunity not to be missed.

Key Features:

- Subdivisible corner site of 993sqm with zoning of R30/40
- Elevated home with views across Dixon Reserve
- 3 bedrooms, 1 bathroom, with under-croft laundry and extra toilet
- Unique features including steel and glass windows, feature brick fireplace, and pine floorboards
- Large garage with workshop and roof storage
- Close proximity to South Beach, Fremantle, and Port Coogee
- Public transport nearby and easy access to amenities
- Split System air-conditioning to the lounge
- Remote garage door

Don't miss this opportunity to secure a prime home and development site in Hamilton Hill.