

**23 Lorraine Place, Hamilton Hill, WA 6163**



**House For Sale**

Friday, 17 May 2024

23 Lorraine Place, Hamilton Hill, WA 6163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 728 m2**

**Type: House**



Linton Allen  
0893357555

## Call for Details

Welcome to this charming and well-maintained three-bedroom home, perfectly situated on a generous 728sqm green title block in the highly sought-after suburb of Hamilton Hill. Zoned R30/40, this property offers significant potential for future development. Nestled across from local parklands and conveniently close to schools, shopping and public transport, this home also provides easy access to the picturesque South Beach and the bustling heart of Fremantle. Whether you're looking to settle in a vibrant community or seeking a smart investment opportunity, this residence combines comfort, convenience, and potential in one exceptional package.

- Open plan kitchen/dining room with reverse cycle air conditioning
- Kitchen offers 4x gas cooktop, oven, sink, breakfast bar and storage
- Laundry off kitchen with fridge recess and linen storage
- Formal front lounge with feature fireplace
- Large single carport with gated access to rear
- Spacious master bedroom with ceiling fan and TV antenna point
- Bedroom 2 is double sized
- Bedroom 3 is double sized
- Updated retro bathroom with shower and single vanity with stone benchtops and storage
- Separate WC
- Front paved sitting area
- Security doors
- Linen cupboard
- Rear alfresco area overlooking large backyard with orange tree, the perfect place to entertain family and friends
- Automatic reticulation
- Storage shed
- Powered workshop
- Green titled 728sqm block zoned R30/40
- Across from local parklands, walking distance to East Hamilton Hill Primary School, Enright Reserve, Wheeler Park Reserve, public transport and all other amenities

DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent or the client, guarantee their accuracy. Interested persons are advised to make their own enquiries. The particulars contained are not intended to form part of any contract.