

# 25 Claygate Rd, Hamilton Hill, WA 6163



## House For Sale

Friday, 24 May 2024

25 Claygate Rd, Hamilton Hill, WA 6163

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 890 m2**

**Type: House**



Tom Berry

**From \$900,000**

Welcome to 25 Claygate Road, a renovator's dream with huge garage/workshop and studio! Don't miss this incredible opportunity to secure a 4-bedroom family home on a massive block with endless potential! This property requires some work but is the perfect blank canvas to modernise and make it your own. Key features • 4 bedrooms • 1.5 bathrooms • Generous living area • Huge 75sqm powered garage/workshop • Separate 40 sqm powered studio with A/C • Massive 890 sqm block • Original but solid bones awaiting your makeover This property's fantastic floor plan offers plenty of space for the whole family to spread out. The generous living areas are filled with natural light and the large kitchen is ready for your modern makeover. But the real highlights are outside! The oversized, approximately 75sqm powered garage/workshop is an absolute dream for those with big toys, tools, or hobbies. Plus, there's a detached, approximately 40sqm studio with air conditioning, perfect as a home office, art studio, or teen retreat. Situated in a peaceful pocket of Hamilton Hill, yet within walking distance to local parks, schools, public transport, and shopping amenities. You are also just moments from Fremantle, beaches, and major transport routes. Opportunities like this don't come along often. With vision and some hard work, you could create your dream family home and lifestyle!