

**25 Jugan Street, Mount Hawthorn, WA 6016**

**House For Sale**

Thursday, 4 April 2024

THE AGENCY

25 Jugan Street, Mount Hawthorn, WA 6016

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 791 m2**

**Type: House**



Corey Adamson  
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## R100 ZONING!

Nestled in the heart of Mount Hawthorn lies a character cottage that echoes the charm of a bygone era. Presenting 25 Jugan Street, a property that has been a treasured possession of a single family for over two decades, this home offers a canvas for dreams and development. Sitting on a substantial 792sqm block with an impressive 23m frontage, the property's development potential is undeniable, thanks to its R100 zoning. The height limit of four storeys and favourable site guidelines beckon a unique opportunity for astute developers or those seeking to create a personalised urban sanctuary. While it maintains its original character, this 1955 abode is ripe for reinvention, offering a solid foundation with two bedrooms, a sizeable bathroom, and a generous living space measuring 3.6m by 4.9m at the front of the house. A quaint sleepout, powered studio, and a robust shed/workshop in the backyard echo the narrative of a life well-lived and cherished memories. For those with a vision, the expansive 10.2m by 3.1m double garage adds a layer of convenience and potential. Mount Hawthorn, a suburb that exudes elegance through its townhouses and heritage buildings, offers a slice of the inner-city lifestyle without sacrificing its suburban tranquillity. With excellent public transport and a vibrant local scene just a walk away, the locality balances accessibility with the gentle charm of yesteryear. This is more than a property; it's a legacy awaiting its next chapter. Whether the future holds a refurbished family home or a modern development, 25 Jugan Street stands as a testament to potential and possibility, in a community that continues to flourish. Built: 1995 Land Area: 792m<sup>2</sup> Zoning: R100 Council Rates: \$1,682.32 P/A Approx Water Rates: \$1,423 Approx P/A Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.