

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

ACTON

**belle**  
PROPERTY

**Sold House**

Wednesday, 11 October 2023

26 Lorraine Place, Hamilton Hill, WA 6163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Helen Low

0894742088

**\$650,000**

As a developer, you have an exciting opportunity with this 778.5sqm block in Hamilton Hill. The property offers numerous possibilities for development due to its coveted R40 zoning. You have the power to transform this canvas into a true masterpiece, whether through renovating and extending the existing 1963 three-bedroom home or taking a more audacious approach by demolishing and subdividing the land. One enticing aspect of this property is its potential for three (3) Green titles, all with street frontage (subject to council approval). This means you have the possibility to create multiple separate lots, each with its own street access. This can significantly enhance the value and flexibility of the property. The location of the block is also appealing. Situated at the junction of two sought-after cul-de-sacs, and opposite Jakob Park, it offers a breathtaking vista of picturesque parklands. Plus, a serene and tranquil environment, with minimal local traffic passing through. Another advantage of this property is that it's already connected to the sewerage system. This eliminates extra additional costs or complications that may arise from connecting to utilities, allowing for a smoother and more efficient development process. In terms of amenities, the property is conveniently located near transport, shopping centers, and a primary school. This ensures accessibility and convenience for potential residents or tenants. Overall, this hidden gem in Hamilton Hill presents a unique and enticing opportunity for a developer like yourself. It's a chance to unleash your imagination and explore the world of infinite possibilities that await you. Don't delay your aspirations- embrace the boundless potential that this property offers and embark on your development journey today! Property is being sold "AS IS". Council Rates: \$1,628.98      Water Rates: \$969.99