

# 36 Sporing Way, Hillarys, WA 6025

## Sold House

Tuesday, 12 December 2023

36 Sporing Way, Hillarys, WA 6025

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 683 m2

Type: House



Linda Noble  
0422225663



Brett Moore  
0433717223

**\$900,000**

END DATE SALE Offers close 4pm Tuesday 10th October 2023\*\* the sellers reserves the right to accept an offer prior to this date \*\*Welcome to 36 Sporing Way, Hillarys – where the possibilities are as vast as the 683sqm block it sits on. This impressive four-bedroom, two-bathroom home not only offers comfortable living but also unlocks a world of development potential. Zoned R20/60, this property is a golden opportunity for astute investors and developers looking to maximize their returns. Situated in the heart of Hillarys, just a stone's throw away from the thriving Westfield Whitford's Event & Shopping Precinct, Whitfords Nodes, and the scenic James Cook Park, this location is a dream come true for those seeking convenience and lifestyle. Enjoy leisurely strolls along West Coast Drive, indulge in the coastal beauty, or take the kids to St. Mark's School, all just moments away. For the savvy investor, this property is currently tenanted at \$700 per week until January 2024, providing an attractive rental income. Whether you're looking to develop, renovate, or simply enjoy the existing comfortable home, 36 Sporing Way is a rare gem in a highly sought-after area. Don't miss your chance to make your mark on this coastal haven with endless potential. Features: • Fully reticulated to all garden beds and lawns off the mains • Ducted reverse cycle air conditioning • 26 Solar panels • Two instantaneous gas HWS • 683sqm Block • Zoned R20/60 Disclaimer: This information is provided for general information and marketing 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.