

44 Hamilton Road, Hamilton Hill, WA 6163

House For Sale

Friday, 3 May 2024

REASPA
PROPERTY GROUP

44 Hamilton Road, Hamilton Hill, WA 6163

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 674 m²

Type: House



Team Raspa

Call For Details

This 1970s classic on a massive 674sqm block offers endless possibilities! Whether you're an investor or a family looking for a place to grow, 44 Hamilton Road ticks all the boxes. What truly sets this property apart is the incredible block size. At 674sqm and Zoned R-30, the expansive space allows for subdivision (subject to council approval), perfect for building two smaller homes, or the potential to build your dream family home. Investors will appreciate the potential rental income from updating the existing house or the future duplexes. The existing home boasts four bedrooms, two bathrooms, and a functional layout. It's been lovingly maintained over the years, making it a great candidate for a modern renovation. Envision a bright and airy family haven that reflects your unique style - perfect to rent or live in. Walk through the vintage front door to the tiled entry area - leave the security screen door open to feel the fresh sea-breeze. The spacious floorplan features a formal lounge and dining area bathed in natural light, a neat and tidy galley-style kitchen with ample storage and bench space, electric oven and stove-top and separate pantry. The retro kitchen servery connects the kitchen to the informal dining area and provides overhead cupboard space. The large sunroom offers another living space, perfect for casual gatherings. The master bedroom features a walk-in robe and ensuite, while the three minor bedrooms are generously sized. There is a family bathroom and separate laundry. Step outside to the expansive backyard awaiting your creative touch. Design your dream oasis, whether it be vegetable and fruit gardens, a fire pit, or a sparkling pool - the possibilities are endless! This property also includes a single garage with access to the rear of the home, where you'll find an additional workshop space - perfect for the handyman! For additional security, the home boasts roller shutters to the windows. Hamilton Hill is one of Perth's up and coming suburbs, close to Fremantle and the coast for a beach lifestyle, several primary schools and Manning Park, it offers good value for money when it comes to housing and the coastal lifestyle available. Don't miss out on this exciting opportunity at 44 Hamilton Road, Hamilton Hill. **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 nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.