

5 Hillman Street, Spencer Park, WA 6330



House For Sale

Friday, 19 April 2024

5 Hillman Street, Spencer Park, WA 6330

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1280 m2

Type: House



Paul Armstrong

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Offers Above \$479,000

While there are quite a few subdivided and established duplex properties in the same centrally-located street, what sets this leading new listing apart from most is the huge R40-zoned lot, which features an extra-wide 49.19-metre frontage and prime triplex potential. The existing solid, engaging and partially-renovated home is set well-back on the lot, leaving plenty of land and easy vehicle access for two more dwellings, subject to the relevant planning approvals. The location is also a major selling point, with schools, shops, sporting and medical amenities and Middleton Beach and Albany's CBD close by. The property is leased @\$370pw until 31/10/2024, and could fetch \$470pw in the current rental climate. Elect to consider the development potential, or continue to lease out long-term or move in when the lease expires. The jarrah floor, ornate cornice, high ceiling and French and double glass door home features a fabulous 2018 renovated, integrated appliance and storage galore kitchen and handy scullery. Both are central to the charming front sunlit lounge and dining area with wood heating and a rear laundry, toilet and private rear sunroom and patio, making the layout ideal for entertaining. The main entry hall flows to three bedrooms, all with great robes, and one linked to a room, which would be great for a walk-in robe and/or ensuite, or a nursery or hobby room. Another hall features storage and an updated in-vogue bathroom. Exceptional potential in an excellent location. Act now. For more detailed information or to arrange a private viewing please contact Paul Armstrong on 0459 381 382.