

# 68 Bourbon Street, Hamilton Hill, WA 6163



## House For Sale

Thursday, 25 January 2024

68 Bourbon Street, Hamilton Hill, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 584 m2

Type: House



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## Please Call For Details

Discover ocean views from this family home on an expansive 584sqm corner block, zoned R30. The elevated position of this corner site showcases a solid 3-bedroom, 1-bathroom family home. Enjoy the abundant outdoor spaces, perfect for your pets to roam freely. Inside, the residence boasts floating wooden floorboards, introducing a touch of sophistication to the living spaces. The well-appointed kitchen, complete with a dishwasher and a brand new cooker, caters to both convenience and style. Multiple carport spaces stand ready to provide practical storage solutions for your boat or camper. Further enhancing the living experience, an external air-conditioning unit ensures comfort in the main living area. Generously sized bedrooms complete the home's features of comfort. Ideal for savvy investors looking for a solid investment in a coastal sanctuary, this property holds the potential for subdivision into two separate blocks, each with its own street frontage (subject to WAPC approval). Alternatively, you have the flexibility to build your dream home on the entire block or maintain the current property as a strategic investment with the option to renovate in the future. Situated a mere 4.3 km from the enchanting Port Coogee Marina and just an 11-minute drive from the lively heart of Fremantle, this property provides unparalleled accessibility to Western Australia's pristine beaches, verdant parks, serene reserves, vibrant shops, and seamless freeway connections. Currently leased at \$550 per week until November 2024.

- Ocean views from solid family home
- 3 bedrooms, 1 bathroom, ample parking, and generous outdoor space
- Interior highlights include wooden flooring, air conditioning, a dishwasher, and a brand new cooker
- Well-sized bedrooms enhance comfort and functionality
- Positioned on a 584sqm corner block, zoned R30, offering subdivision potential (subject to WAPC approval)
- Option to build your dream home on the full block
- Option to maintain it as a lucrative investment property in a coastal sanctuary
- Conveniently located 4.3 km from Port Coogee Marina and an 11-minute drive to Fremantle
- Proximity to WA's pristine beaches, parks, reserves, shops, and freeway connections

Council Rates: Approx \$1,736 per annum  
Water Rates: Approx \$1,052 per annum  
Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.