

75 Curven Road, Hamilton Hill, WA 6163

Sold House

Monday, 15 January 2024



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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 731 m2

Type: House

\$533,500

This property at 75 Curven Rd in Hamilton Hill presents a great opportunity for someone looking to enter the property market and start their investment portfolio. With the current low listing numbers in the market, this blank canvas offers potential for development, subject to council approval. Built in 1962, this house sits on a 730sqm green title land, zoned R30, which opens up development possibilities. The property's east/west facing orientation provides the potential for ocean glimpses with the right build. The existing home features 3 bedrooms, 1 bathroom, an open plan kitchen/living/dining area, standard Jarrah floors, and high ceilings. While it requires some work to restore it to its former glory, you can find inspiration in the beautiful examples of similar floorplans in the surrounding suburbs. Here are some notable features of the property: • 3 Bedrooms • 1 Bathroom • Open plan Kitchen/Living/Dining area • Jarrah Floors • High Ceilings • Instantaneous gas hot water system • 730sqm land size, zoned R30 • Built in the 1960s

In addition to being an entry point into the property market, this property has the potential to be a valuable long-term investment. Its location near the OneOneFive Hamilton Hill, a redevelopment project of the former high school, offers the prospect of being part of a thriving new community with approximately 232 new residential properties and enhanced community infrastructure. The project also promises exciting innovations in landscaping and biodiversity. Here are some nearby amenities: • 1.1km to IGA The Local Grocer • 1.7km to Southwell Primary School • 5.0km to South Beach • 4.8km to Murdoch University • 6.2km to Fiona Stanley Hospital

If you're interested in this property, it is recommended to act quickly due to the limited availability of green title houses in Hamilton Hill. I welcome collaboration with other agents and invite them to bring their buyers through. Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.