

# 75 Matlock Street, Mount Hawthorn, WA 6016



## Sold House

Thursday, 10 August 2023

75 Matlock Street, Mount Hawthorn, WA 6016

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Giovanni Notte

0401300648

## Contact agent

Don't miss out on this incredibly unique opportunity to secure a corner block property in the heart of Mount Hawthorn. Spanning across two titles and occupying a generous 940sqm of land, this prime location is highly coveted and desirable. This is your chance to own a piece of Mount Hawthorn's charm and character, with the potential to create something truly remarkable. The property is zoned R30, offering a range of possibilities for development or renovation. Imagine the possibilities of building your dream family home on this spacious block, taking advantage of the corner position to maximise natural light and create a stunning living space. Or explore the potential for a duplex or triplex development, capitalising on the scarcity of such opportunities in this sought-after location. The benefits of this prime position extend beyond the property itself. With its proximity to the vibrant heart of Mount Hawthorn, you'll have easy access to a thriving café and restaurant scene, boutique shops, and the lively atmosphere that the area is known for. Enjoy the convenience of nearby amenities, including schools, parks, public transport, and more. Opportunities like this are incredibly rare and highly sought after. Seize the chance to secure this exceptional property in the heart of Mount Hawthorn. Contact to arrange a viewing and unlock the full potential of this unique corner block. GIOVANNI NOTTE - 0401 300 648

**FEATURES:**

- Originally built in 1912 (approx.)
- Zoned R30, offering development potential on two titled corner block
- Prime location in the heart of Mount Hawthorn
- Endless possibilities for renovation, extension, or development
- Desirable corner position for maximum appeal
- Close proximity to vibrant café and restaurant scene
- Easy access to boutique shops and amenities
- Conveniently located near schools, parks, and public transport

Outgoings (Approx). City of Vincent: \$1,617.77 p.a. Water Corporation: \$1,209.35 p.a.