

# 9 Ruddick Place, Hamilton Hill, WA 6163

## House For Sale

Thursday, 14 March 2024

9 Ruddick Place, Hamilton Hill, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 701 m<sup>2</sup>

Type: House



Team Trolio

0414498596

## Best Offer Over \$699,000

Fixed Date Sale - All Offers by Midday WST Monday 1st April 2024 Unless Sold Prior (Seller Reserves the Right to Sell Prior Without Any Notice) Discover the tranquility of spacious living in this immaculate three-bedroom home located on a sprawling 701 sqm block in the coveted Manning Park precinct of Hamilton Hill. Boasting a solid brick and tile design from the 1980s, this immaculate and light filled sprawling home offers many possibilities and options for the savvy buyer. Featuring 4 living zones including massive open plan family & meals + formal lounge & dining or home office, ducted air conditioning + heater, BIR's to all beds, renovated bathroom tiled floor to ceiling + second separate toilet, solar hot water, commodious patio, substantial storage, big garage + rear access, shed, minimal maintenance, this meticulously built residence is ideal for 1st home buyers, families, investors and those looking to landbank for future years. Options may include to Retain as is and enjoy the oversized 701 sqm allotment which is becoming more and more rare, perhaps renovate and or add you own personal touches, Retain & Subdivide, Hold and Collect Rent, Develop and sell of rear lot or even demo in future years to yield TWO street front lots, many options available all STCA. With its blue-chip location and proximity to schools, parks, beaches, and Fremantle town center, this property offers convenience and lifestyle in abundance. Plus, with R30 zoning and various development options available (subject to WAPC approval), this is an opportunity not to be missed! Team Trolio welcome your enquiry and immediately extend a conjunction invitation to all real estate agents. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.