

# 95 Collick Street, Hilton, WA 6163



## House For Sale

Friday, 26 January 2024

95 Collick Street, Hilton, WA 6163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 888 m2**

**Type: House**



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**From \$845,000**

Located in the "Hilton Garden Suburb Precinct" Heritage Area, 95 Collick Street is ripe for renovation, with a rich history and limitless potential. This cherished family home, which boasts three bedrooms and one bathroom, has stood the test of time for over 70 years, preserving its original 1950's appeal and presenting a solid canvas for your vision. Step inside, and you will find an authentic glimpse into mid-century character and charm. The open plan kitchen and dining area retain their original, wallpapered allure, and are complemented by a gas cooktop and original cooking appliances. The living room features a reverse cycle air conditioner, ceiling fan, and a fireplace with gas bayonet fitting. The main bedroom is generously proportioned, with a large wardrobe and convenient ceiling fan. The second and third bedrooms also offer the comfort of ceiling fans and ample wardrobe space, creating inviting retreats. The enduring charm of the front tiled roof completes the interior's timeless appeal. Venture outside, where the property unfolds into a haven of possibilities. An automatic roller door ensures secure access to the garage, while the spacious driveway can accommodate off-street parking for up to five cars. The rear lawn and garden feature a fragrant frangipani and a flourishing orange tree, with room for a game of backyard cricket beneath the timeless, and quintessentially Australian, Hills hoist. An inviting outdoor patio and a well-maintained vegetable patch beckon you to create your own private oasis. Located a short distance from Hilton Primary School (0.72km), East Hamilton Hill Primary School (0.43kms), and Seton Catholic College (0.56kms), the home is also conveniently close to every local amenity, including Sasida Cafe, and The Organic Collective. With public transport links on your doorstep, and the suburb's busy neighbourhood shopping centre on Simms Road just 700m away, convenience meets potential at 95 Collick Street! Reimagined and revitalized, this 1950s cottage has the potential to become a modern masterpiece, with an option to subdivide and build a second dwelling with ocean views (STCA). The canvas is yours to shape, and the opportunity is now. At a glance:- Street front 888 sqm green title lot - Zoned R20- 1950's Timber framed cottage- Three bedrooms- 3 x sheds- Garage and off-street parking