

103 Forrest Road, Hamilton Hill, WA 6163

House For Sale

Monday, 8 July 2024



103 Forrest Road, Hamilton Hill, WA 6163

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 739 m2

Type: House



Richard Caldwell

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Contact for details....

MEGA OPTIONS HERE...Huge 739sqm R40 block Potential 3 x blocks - Triplex (STA)Dual Access on the corner of Hyam Street & Forrest RoadPLEASE NOTE THIS WILL BE SOLD "AS IS"Strictly 1st Open will be Saturday 11-11:30am 13th of July - no viewings prior"While the front window has been boarded up since a vehicle accident several years ago, this presents an excellent opportunity for improvement. The power and water are on and most things work.With a keen eye, a reconstruction of the front windows/wall, installing 6 panes of glass, etc., this property presents a great opportunity to live in and/or lease out. Under the main roof, it consists of a decent-sized 2x1home plus a large lounge that could be reconfigured into a 3rd bedroom, a sizable kitchen with timber cabinets, a café tiled splashback, reverse cycle split air-conditioning, laundry, and bathroom.But that's not all, To the western end of the house, there is another North Facing 1x1 styled air-conditioned studio with a large picture window and rear access to the rear yard. It features modern, near-new Bellini appliances, flooring, and a modern bathroom that includes a W/C & shower. This is ideal for the elderly, students, or could be leased out separately, the choice is yours.- Classic 60's 3x1 Brick & Tile home of the era- 739m2 Mega Block - Zoned R40- 2x1 Plus 1x1 Modernised Granny flat under the same roof- Zinc Roof in good condition with whirlbird- Electric double gates to side access (Need attention)- 2x Split Reverse Cycle Airconditioning units both working- Subdivision potential plus* - Dual Corner access- Red recycled brick & limestone paving- Timber boards throughout under existing flooring- Shopping/Medical/Schools so close- Access to main arterials- Small Limestone Cottage Cubbie/Shed + garden shed + side storage- Bus stop within 100m in your street - Fremantle or Perth- Parking for all the toys: Cars/Boat/Caravan via dual access- Original Kitchen/Bathroom, Laundry, and WC- 1 x W/C disconnected & Gas HWS is off- Convenient location near Schools/Shopping/Magnificent beaches- Coogee Beach & Port Coogee within minutes- Make it your family home or ideal investment The property also has full Jarrah floors waiting to be exposed and polished which are currently under various coverings ideal for a tradie, flipper, investor, or to make it your family home. You could apply for subdivision and have that ready for when the kids leave the roost or build them now, being zoned R40 on a corner site with dual access a triplex development is also very possible (STA). Surrounded by trees and birdlife, it feels like being down south with gum trees, palms, olive trees, and more, offering plenty of privacy with limestone-retained garden beds, a limestone cottage shed, and a garden shed.Presented to the market for the first time in 20 years, this property, originally built in 1968, offers a unique opportunity for a myriad of buyers including singles, couples, downsizers, investors, developers, builders, and more. The time has come to hand it down to the next family to enjoy, subdivide, renovate, or lease out. Options abound.LocationConveniently nestled within your reach are the essentials of daily life: East Hamilton Hill Primary School and Fremantle Christian College are just a stroll away, with Enright Reserve and Sawle Park among others offering recreational retreats within a 500-meter radius. The convenience of having schools, shopping hubs, and public bus transport within 100m from your front door, along with the beautiful South Beach, Coogee Beach, and Woodman's Point public & private boat ramps, and major retail outlets like Big W, Woolworths, Aldi, Farmer Jacks, and various fast-food options all within reach make this location fantastic.Having your sister suburb as Fremantle, Perth's charming maritime seaside town, where every week presents an opportunity to explore its vibrant character, from eclectic bars to delightful restaurants, you have it all literally at your fingertips.HAMILTON HILL SHOPPING HUB INCLUDES:- IGA- Bakers Delight- Chemist- Newsagent- Post Office- Medical- Fish & Chips- Hairdresser & Beautician- Restaurants- Cafés- Carringtons Bar & Bistro- Red Rooster- Bottle Shop- Forrest Road Happy Chopstix and Liquorland within 2 mins"Strictly 1st Open will be Saturday 13th of July 11-11:30am - no viewings prior"AGAIN: Please note the property will be sold as inspected in an "As is condition" and to make your own decisions. The seller has advised that there will be no termite or building inspections accepted on any offers, so consider this when making your offer.Rich Caldwell at 0413 984 815*(STA = Subject to approval)