

34 Shakespeare Street, Mount Hawthorn, WA 6016



House For Sale

Saturday, 29 June 2024

34 Shakespeare Street, Mount Hawthorn, WA 6016

Bedrooms: 2

Bathrooms: 1

Type: House



Adam Naumovski

0424364326

End Date Sale 08/07/24

Adam Naumovski presents...34 Shakespeare Street, Mount Hawthorn End date sale - All offers presented 08/07/24 - Unless sold prior.***HOME OPENS THIS WEEK**Wednesday 26th June 5:30pm - 6:00pm Saturday 29th 10:45 - 11:15am Sunday 30th 10:45 - 11:15am Welcome to 34 Shakespeare Street, a true diamond in the rough nestled in the heart of Mount Hawthorn. This two-bedroom, one-bathroom treasure, built in 1936, is a piece of history waiting to be awakened and transformed by astute buyers, savvy investors, developers, or renovators with a vision. At every corner, you can glimpse the original charm and character of this home that has been patiently awaiting revival. The location is second to none, with a myriad of lifestyle options at your doorstep. Just 700m away, you can pop into the local IGA for any last-minute groceries. A short 400m stroll places you at the doorstep of the Oxford Street Hotel, the gateway to an exciting social hub brimming with cafés, bars, and restaurants. The ever-evolving City of Perth is a mere 4.5km away, offering a cosmopolitan life full of potential. Step inside this original gem and discover its vast potential. The layout includes a kitchen and dining area, two separate living spaces, and a versatile room that could serve as a study or sewing room. The layout offers ample space for families to grow, live, and create memories. The true value of this property lies in its generous 745sqm plot of prime Mount Hawthorn real estate. With an r30 zoning, this block presents a golden opportunity for developers to build two brand-new spec homes. Alternatively, an owner-occupier could subdivide the block, build their dream home, and offset the cost with the sale of the rear block or home. The opportunities at 34 Shakespeare Street are endless, and despite the wear and tear of the original home, this property is a rare find that won't stay on the market for long. Embrace the amazing location, the potential of the original 1936 home, and the possibilities of the 735sqm r30 zoned block. This is more than just a property; it's your chance to shape a piece of Mount Hawthorn history. Some fantastic features include:

- Historic 1936 home with original character and charm.
- Two bedrooms, one bathroom, with kitchen, dining, and two living areas.
- Additional versatile room for study or hobbies.
- Prime location: 700m to local IGA, 400m to Oxford Street social hub, 4.5km to Perth City.
- Great for families, with proximity to shops, parks, schools, and transport.
- Excellent opportunity for astute buyers, investors, developers, and renovators.
- Large 745sqm block zoned r30, perfect for subdivision or development.
- Potential to build two new spec homes or one dream home with a saleable rear block.
- Highly sought-after Mount Hawthorn location.
- Rare opportunity to revamp a historical home and maximize investment.

• Being sold on an "AS IS" basis DON'T MISS OUT CALL ADAM NAUMOVSKI ON 0424 364 326 ADAM NAUMOVSKI | FOR ALL YOUR REAL ESTATE NEEDS 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.