

# 5 Dodd Street, Hamilton Hill, WA 6163

ACTON

**belle**  
PROPERTY

## Other For Sale

Saturday, 29 June 2024

5 Dodd Street, Hamilton Hill, WA 6163

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Other**



Greg Chapman  
0407466502

## Expressions of interest

Expressions of interest closing 24th July 2024 Welcome to 5 Dodd Street, Hamilton Hill-a unique and iconic landmark steeped in history. Formerly the old Hamilton Hill Post Office, this character-filled building was constructed circa 1969 and faithfully served the community for approximately 30 years. Now, it's ready for its next chapter. Whether you're a developer, investor, or owner-occupier, this property is ripe for redevelopment and brimming with potential. Nestled in a high-profile corner location within the vibrant Hamilton Hill Retail Precinct, this property boasts prime visibility and accessibility. The bustling shopping hub features an IGA, Terry White Chemist, Australia Post office, a variety of restaurants, and the popular Carringtons Bar and Grill. Situated just 5km from Fremantle, it's a mere 10-minute drive to a treasure trove of beaches, cafes, and culture. This site offers a substantial 1,037 sqm allotment with existing improvements spanning two levels. The local centre zoning provides a plethora of opportunities for those with a vision and there is extra parking available via a license agreement with the City of Cockburn. While the property may need some TLC, it presents an exciting blank canvas. As with any property investment, buyers are encouraged to do their own due diligence. This could be your chance to breathe new life into a well-loved piece of Hamilton Hill history. Come and be part of its next storied chapter!

Features:

- High-profile corner location
- Within the Hamilton Hill Retail Precinct
- Site area: 1,037 sqm
- Zoning: Local Centre
- Ripe for redevelopment
- Suitable for developers, investors, or owner-occupiers
- Extra parking available (license agreement with the City of Cockburn)
- Council rates: \$4,600.00 per annum, Water rates: \$1,909.89 per annum

Don't miss this unique opportunity to own a piece of Hamilton Hill's history!

Disclaimer: In the preparation of this document, we have exerted our utmost effort to ensure the accuracy and truthfulness of the information provided. However, we do not assume any responsibility and hereby disclaim all liability for any errors, omissions, inaccuracies, or misstatements that may be present. Interested parties are encouraged to conduct their own investigations to confirm the validity of the information contained herein.