



## Bayswater, 12 Hotham Street

### Heritage & Heart

3  2  1 

Welcome to 12 Hotham Street, Bayswater. A home with history, ready for its next chapter.

This cherished family home, where love has lived for generations has come to market for the first time in 33 years. For the current sellers, this home is filled with beautiful memories of family gatherings and sibling whimsical play and that energy is evident as soon as you walk through the door.

The next owners of this home will be blessed with this homes standout floorplan. The hub of the home being the large kitchen and dining extension leading out to a substantial private garden where the imagination can run wild.

The annex at the back with Wi-Fi connection is absolutely ideal for an ample office, more than enough room for two or a cool teenagers retreat. Could be an art studio or beauty room, use your imagination.

#### For Sale

Suit buyers from \$1,100,000

#### View

By Appointment

#### Contact

**Katie Lawley**

0448 682 624

katie.lawley@ljhooker.com.au



**LJ Hooker City Residential**  
**(08) 9325 0700**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

This home is a renovators delight, no small task for a buyer to take it back to its former glory, keeping some original elements but filling it again with family noise. No doubt this will be an incredible labor of love for the lucky buyers.

What we love:

- \* Amazing location within walking distance to train station
- \* Beaufort Street minutes away
- \* 726sqm block
- \* Range of accommodation alternatives
- \* Solid 1950's build
- \* Three great size bedrooms and possibly a fourth
- \* All rooms generously proportioned
- \* Ample parking and garage
- \* Marvelous established private garden

Must be viewed.

**\*\* SOLD IN AS IS CONDITION \*\* BUILD AND PEST REPORT AVAILABLE (NO MAJOR STRUCTURAL ISSUES)**

Rates:

Council - \$2,032.72 p.a.

Water - \$1,199.82 p.a.

## More About this Property

<b>Property ID</b>	3TKGFGJ
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Built-in-Robes

**Katie Lawley 0448 682 624**

Sales Executive | [katie.lawley@ljhooker.com.au](mailto:katie.lawley@ljhooker.com.au)

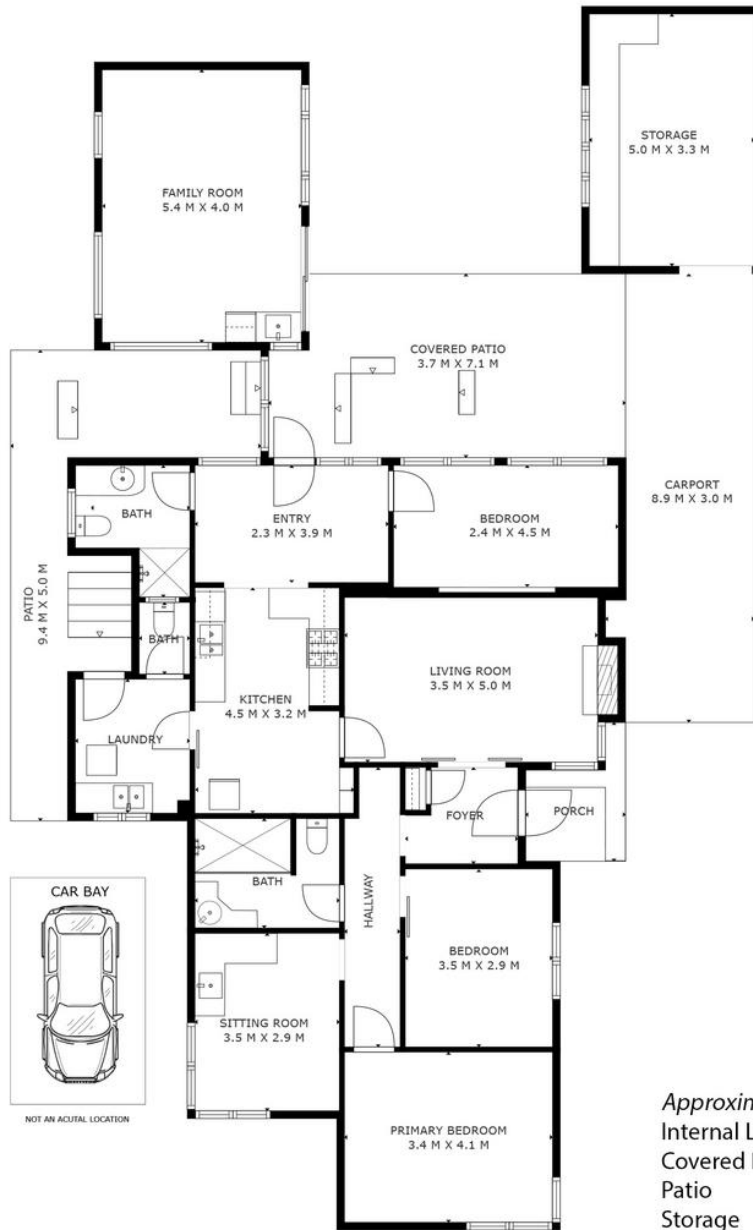
**LJ Hooker City Residential (08) 9325 0700**

Shop 30, 82 Royal Street, EAST PERTH WA 6004  
[cityresperth.ljhooker.com.au](http://cityresperth.ljhooker.com.au) | [hello@ljhpxp.com.au](mailto:hello@ljhpxp.com.au)



**LJ Hooker City Residential  
(08) 9325 0700**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



*Approximate Areas*

Internal Living	307m <sup>2</sup>
Covered Patio	25m <sup>2</sup>
Patio	22m <sup>2</sup>
Storage	17m <sup>2</sup>
Carport	23m <sup>2</sup>
Total Lot Size	726m <sup>2</sup>



12 Hotham St, Baywater

This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

[www.perthrealestaemedia.com](http://www.perthrealestaemedia.com)  
[www.cityresperth.ljhooker.com.au](http://www.cityresperth.ljhooker.com.au)



**LJ Hooker City Residential**  
**(08) 9325 0700**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.