



39 Hamilton Road, Hamilton Hill

LARGE HOME ON 1,050m²; R30 BLOCK - RETAIN and BUILD

Secure a rare 1,050m²; R30-zoned block in a highly convenient Hamilton Hill location, offering exciting future development potential and strong lifestyle appeal.

The spacious 4-bedroom, 2-bathroom residence provides flexibility to live in now, renovate, or land bank, with future options to retain the existing home and subdivide or explore alternative development outcomes (subject to relevant authority approvals).

Perfectly positioned in the heart of Hamilton Hill, this property is walking distance to local shops, schools, and public transport, with a bus stop at your doorstep. Enjoy easy access to parks, cafés, and shopping, and be under 10 minutes' drive to South Beach and North Coogee, ideal for coastal walks and evening swims.

Nearby amenities include Phoenix Shopping Centre, popular local cafés, and green spaces such as Davilak Reserve and Manning Park. Families will appreciate proximity to Fremantle Christian College, Phoenix Primary School, East Hamilton Primary

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FOR SALE

Please Call

AGENTS

Selvi Gopinathan

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AGENCY

LJ Hooker Harrisdale

(08) 9398 4000

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.

 **LJ Hooker**

School, and Spearwood Primary School.

Property Features:

- 4 Bedrooms
- 2 Bathrooms
- 4 Car Spaces
- Land Size: 1,050m²; (approx.)
- Council Rates - \$1840.24 pa (approx)
- Water Rates - \$1,017.92 pa (approx)

Sold as it is.

Opportunities of this size, zoning and location in Hamilton Hill are increasingly rare.

For further information contact Selvi Gopinathan 0429 929 398 today to arrange your inspection.

Disclaimer:

L J Hooker Harrisdale has used its best endeavours to ensure the information contained herein is true and accurate, however, it accepts no responsibility and disclaims all liability for any errors, omissions, inaccuracies or misstatements, and all development or subdivision potential is subject to approval by the relevant authorities, prospective purchasers are advised to make their own enquiries with the City of Cockburn and the Western Australian Planning Commission to verify the information contained in this advertisement.

MORE DETAILS

Property ID	2P6J00
Property Type	House
Land Area	1050 m2

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