







Hamilton Hill, 61 Bourbon Street

Prime 724m2 Landholding Dominating Bourbon St Hill

3 1 2

For Sale
From $769,000

View
ljhooker.com.au/131QHVX

Contact
Navid Heshmati
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This is a once-in-a-generation opportunity to acquire a truly exceptional landholding in one of Perth's most coveted locations. Commanding a prime position on Bourbon St, this 724m2 site offers unparalleled panoramic vistas and an enviable elevated aspect.

Key Investment Highlights:

Unrivalled Views: Enjoy the potential for second floor sweeping, uninterrupted vistas across Spearwood Valley, the stunning CY O'Connor coastline, South Beach, and the iconic Fremantle Port Cranes.

Prime Location: Situated in a growth corridor with immediate proximity to the Phoenix Shopping Centre, set for a $5.5 million transformation. Benefit from the impending expansion of the Garden Island Navy base, driving increased demand for quality residential and commercial developments.

LJ Hooker

LJ Hooker Applecross
08 6268 0130

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Development Potential: The R30 zoning and generous 18m street frontage present a canvas for a diverse range of development options.

Immediate Cash Flow & Modern Comfort: The existing 3x1 brick and tile residence offers a substantial and consistent rental income of $690 per week.

This provides a strong holding income while development plans take shape. Enjoy the ease of a gas cooktop, split system air-conditioning for year-round comfort, and the beauty of hybrid spotted gum floorboards in the living area. Additionally, a solar hot water system minimizes your environmental impact and energy bills, while complete home water filtration ensures peace of mind. The single undercover carport provides secure parking for one vehicle, with additional space within the gated property for a second car.

This is more than just a property; it's a strategic investment in Perth's burgeoning landscape. Don't miss this extraordinary opportunity to capitalize on both short-term rental income and long-term development potential.

Lot Details
· Lot 488
· 61 Bourbon Street, Hamilton Hill WA 6163
· Lot Area 724m²
· Zoned R30
· Required at R30 - average 300m2/ minimum 260m²
· Minimum street frontage N/A
· City of Cockburn Scheme 3

Please note this property has 3 options for its subdivision potential (images on listing).

Option 1: Demolish and create equal 2x street fronting green title lots 9m x 40.23m (Approx.)

Option 2: Demolish and create equal 2x lots green title or survey strata lots with battle-axe design

Option 3: Retain and create irregular front green title or survey strata lots - note may require 5% variation if minimum lot size below 260m2
Contact Navid Heshmati on 0452 520 840 today for more information.

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More About this Property

Property ID	131QHVX
Property Type	House
Land Area	724 m²
Including	Toilets (1)

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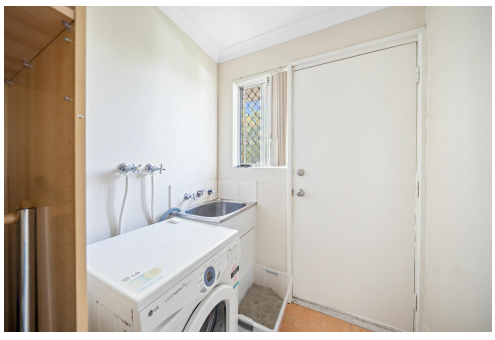
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