







74 Hamilton Road, Hamilton Hill

809m² R30 Block | Retain & Build Potential | Subdivision Opportunity (STCA)

3 Bedrooms | 1 Bathroom | 2 Car Spaces | 809m² Land | R30 Zoning

Generous Landholding with Exciting Future Potential!

Welcome to 74 Hamilton Road, Hamilton Hill — an outstanding opportunity for homeowners, investors, renovators and developers seeking a substantial landholding in a well-established location close to Fremantle and Perth's beautiful southern coastline.

Built in 1964, this three-bedroom brick and tile homes sits on a generous 809m² block with R30 zoning, presenting exciting possibilities to renovate, retain and build, or explore potential subdivision and redevelopment options, subject to relevant approvals.

With beautiful parklands, popular cafes, shopping centres, schools and beaches nearby, this property offers an appealing combination of lifestyle convenience and future potential.

3 1 2

FOR SALE
$990,000 NEGOTIABLE MUST SELL

VIEW
By Appointment

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

Comfortable Living with Room to Grow.

The existing home features three bedrooms, one bathroom and parking for two vehicles.
Whether you are looking to renovate and personalise the home, establish an investment property or explore development opportunities, the generous block provides flexibility for your future plans.

R30 Zoning – Retain, Build or Subdivide (STCA)

One of the property's most attractive features is its 809m² landholding with R30 zoning, offering potential for a range of development possibilities.

Subject to relevant planning approvals and site requirements, buyers may explore:
· Retain and build: Investigate retaining the existing home while constructing an additional dwelling.
· Potential subdivision: Explore the possibility of subdividing the property into two separate lots.
· Redevelopment: Consider clearing the site and creating a new residential development.
· Renovate and invest: Upgrade the existing residence and hold as a long-term investment.
· Build your dream home: Make the most of the generous landholding to create your ideal lifestyle.

All development options are subject to relevant authority approvals, site configuration, access and servicing requirements.

Lifestyle Location – Parks, Beaches, Cafes and Convenience

Enjoy an established residential setting surrounded by recreational attractions, coastal destinations and everyday conveniences.

Manning Park – Nature at Your Doorstep

Explore the beautiful Manning Park precinct, known for its expansive green spaces, scenic walking trails, Manning Lake, picnic areas and playgrounds. Whether you enjoy morning walks, family picnics, cycling or outdoor activities, this popular recreational destination offers something for everyone.

Coogee Beach – Less Than 4km Away (Approx.)

Enjoy the coastal lifestyle with Coogee Beach approximately less than 4km away, subject to the route taken. Spend weekends swimming, enjoying beachside walks, relaxing by the ocean or exploring the nearby Port Coogee Marina and its waterfront attractions.

Cafes, Restaurants and Local Attractions

Hamilton Hill offers convenient access to a variety of local caf&aecute;s, coffee shops, bakeries, restaurants and casual dining destinations. Fremantle and South Fremantle are also within easy reach, offering popular eateries, markets, boutique shopping and vibrant entertainment precincts.

Phoenix Shopping Centre

Located in nearby Spearwood, Phoenix Shopping Centre provides convenient access to supermarkets, BIG W, specialty retailers, caf&aecute;s and everyday essential services.

Nearby Schools:

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· Phoenix Primary School
· Southwell Primary School
· East Hamilton Hill Primary School
· Kerry Street Community School
· Fremantle Christian College
· Fremantle College
· Seton Catholic College

School catchment areas and enrolment eligibility should be independently verified.

Property Highlights:
· Generous 809m² landholding
· R30 residential zoning
· Three bedrooms, one bathroom and two car spaces
· Original home built in 1964
· Potential retain-and-build opportunity (STCA)
· Potential two-lot subdivision (STCA)
· Renovation and redevelopment possibilities
· Close to beautiful Manning Park and recreational reserves
· Approximately less than 4km to Coogee Beach
· Convenient access to Port Coogee Marina
· Close to numerous caf&aecute;s, restaurants and local parks
· Easy access to Phoenix Shopping Centre
· Choice of nearby primary and secondary schools
· Convenient proximity to Fremantle and South Fremantle
· $1698 per annum Approx Council Rate
· $785 Per annum Approx Water Rate

Water Rates: $1110 approx per year
Council Rate: $ 2085 approx per year

A Property Offering Lifestyle, Land and Future Possibilities!

Whether you are searching for a family home, an investment opportunity or a property with potential to retain, build or subdivide, 74 Hamilton Road, Hamilton Hill deserves your attention.

With an impressive 809m² block, R30 zoning and convenient access to beaches, parklands, shopping and caf&aecute;s, this is an opportunity to explore.

This property to be sold on an As Is Basis.

Contact Selvi Gopinathan - 0429 929 398 | LJ Hooker Harrisdale today to arrange a private viewing or discuss the property's potential.

DISCLAIMER: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.

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MORE DETAILS

Property ID	323J00
Property Type	House
Land Area	809 m2

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