



3 Derry Avenue, Mount Nasura

## Craftsman Built Hilltop Living with Endless Potential

Perched proudly in an elevated hilltop position, 3 Derry Avenue, Mount Nasura offers a rare opportunity to secure a substantial property on approximately 2,258m<sup>2</sup> of prime land, capturing breathtaking panoramic views across the surrounding landscape. Homes of this scale, position, and potential seldom come to market in this tightly held pocket.

Lovingly built and meticulously maintained by its original owner, this Italian craftsman-constructed residence reflects quality, character, and thoughtful design. The home's generous proportions and solid construction provide the perfect foundation for buyers seeking a property they can modernise, personalise, and transform into a spectacular hillside retreat.

Inside, the residence offers a versatile and spacious floor plan designed for comfortable family living. A large separate lounge room provides a relaxing space to unwind, while the open-plan kitchen and dining area forms the heart of the home, ideal for everyday living and entertaining.

Accommodation includes three exceptionally large bedrooms,

4 2 2

**FOR SALE**  
OFFERS FROM \$1.2 MILLION

**VIEW**  
By Appointment

**AGENTS**  
Morgan Ramasamy  
0450 008 638  
morgan.ramasamy@ljhooker.com.au

**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**

complemented by a dedicated study&mdash;perfect for working from home&mdash;and a separate studio space, offering flexibility for hobbies, creative pursuits, or guest accommodation. This is complemented by two indoor bathrooms and one outdoor toilet and shower located near the swimming pool.

The property also features a large lock-up double garage, providing secure parking and ample storage. Adding to its unique character and lifestyle appeal, the home includes a range of standout features:

- Wine cellar, perfect for collectors and entertainers
- In-ground concrete swimming pool, ideal for enjoying warm summer days
- High ornate ceilings, enhancing the sense of space and craftsmanship
- Internal and external staircases, adding architectural interest and functional access
- Reverse evaporative air conditioning plus a large split system for year-round comfort
- Balcony with sweeping views, a perfect spot for morning coffee or evening sunsets
- Beautiful terraced gardens, complete with a charming mini orchard

Outside, the expansive block offers established landscaping and multiple levels, creating a sense of privacy while showcasing the property's elevated outlook.

Conveniently located close to the town centre, schools, and local amenities, this property combines peaceful hillside living with everyday convenience.

With its solid craftsmanship, generous land size, and incredible views, 3 Derry Avenue presents an exceptional opportunity for buyers seeking space, character, and the chance to modernise a truly special home.

A rare hilltop property ready for its next chapter.

For more information or to arrange a private viewing contact Morgan Ramasamy on 0450 008 638 or email [morgan.ramasamy@ljhooker.com.au](mailto:morgan.ramasamy@ljhooker.com.au)

**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.

## MORE DETAILS

Property ID	2PVJ00
Property Type	House
Land Area	2258 m2

**Morgan Ramasamy 0450 008 638**

Sales Consultant | [morgan.ramasamy@ljhooker.com.au](mailto:morgan.ramasamy@ljhooker.com.au)

**LJ Hooker Harrisdale (08) 9398 4000**

21 Wright Road, HARRISDALE WA 6112

[harrisdale.ljhooker.com.au](http://harrisdale.ljhooker.com.au) | [harrisdale@ljhooker.com.au](mailto:harrisdale@ljhooker.com.au)

