

39 Hamilton Rd, Hamilton Hill, WA 6163

Sold - 24/03/2026

House 4  2 



## LARGE HOME ON 1,050m<sup>2</sup> R30 BLOCK - RETAIN and BUILD

Secure a rare 1,050m<sup>2</sup> 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, caf&acute;s, 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 caf&acute;s, and green spaces such as Davilak Reserve and Manning Park. Families will appreciate proximity to Fremantle Christian College, Phoenix Primary School, East Hamilton Primary School, and Spearwood Primary School.

### Property Features:

- 4 Bedrooms
- 2 Bathrooms
- 4 Car Spaces
- Land Size: 1,050m<sup>2</sup> (approx.)
- Council Rates - \$1840.24 pa (approx)
- Water Rates - \$1,017.92 pa (approx)

### Listed By

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**Open for Inspection**

By Appointment.

