

**13 Hopetoun Street, South Perth, WA, 6151**

**House For Sale**

Friday, 15 November 2024



**13 Hopetoun Street, South Perth, WA, 6151**

**Bedrooms: 3**

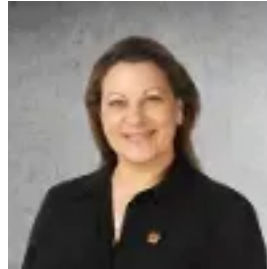
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tony De Graaf  
0894742000



Nicola Tobin  
0894742000

## DREAM HOME LOCATION

MARKET LAUNCH SATURDAY 16 NOVEMBER FROM 1.00PM TO 1.30PM

PRICE GUIDE - FROM MID \$2Ms

BEST OFFER BY 5.00PM TUESDAY 26 NOVEMBER | UNLESS SOLD PRIOR

This truly rare find in the heart of South Perth's most exclusive pocket offers expansive views of our iconic skyline. This home also sits in a whisper-quiet enclave, high on the hill where only a small group of locals venture. Hopetoun Street is an exceptional location, highly sought after and celebrated for its serenity and breathtaking city views.

With a recent uplift in zoning to R40, this generous lot will now be considered for triplex development (STCA), opening the door to many build possibilities. Developers have a unique chance to maximize the site's potential by creating multiple dwellings on one of South Perth's most prestigious streets. Alternatively, those seeking a once-in-a-lifetime opportunity to build their dream home will be drawn in by the potential to create a custom residence in an unparalleled location.

Located in an exclusive part of the suburb, you'll enjoy easy access to vibrant shopping and dining precincts at both Angelo and Mends Streets, the amazing riverside park, and excellent schools, all while being just moments from the city centre. Whether you envision a high-end development or a single, luxurious family retreat, 13 Hopetoun Street is the canvas that will bring your vision to life.

Secure a truly rare slice of South Perth's premier real estate-an exceptional site with extraordinary development potential. Make your enquiry TODAY!

Features that you will love:

3 good sized bedrooms with built in or walk in robes

2 functional bathrooms and separate W/C

Multiple spacious living areas

Raised terrace ideal for enjoying city views

Central kitchen with plenty of bench space and storage

R40 zoned 680m lot 16.9m x 40.23m

Possible triplex site (STCA)

City of South Perth - \$3,111 p/a

Water Corporation - \$1,536 p/a