

**16 Ommanney Street, Hamilton Hill, WA, 6163**

**House For Sale**

Saturday, 14 September 2024



**16 Ommanney Street, Hamilton Hill, WA, 6163**

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Type: House**



Tanya Forzatti

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## COMING SOON - Prime Development Opportunity!

Nestled directly across from Dixon Reserve, this substantial family home offers a rare opportunity for future development. The property's generous 917sqm block is zoned R30/40, providing immense potential for a variety of projects.

The current residence boasts a spacious layout with four bedrooms, two bathrooms, a study, formal lounge, separate dining, and a well-appointed kitchen. A detached studio offers additional living space, perfect for a home office, guest accommodation, or potential rental income.

Outdoor amenities include a swimming pool with a Bali-style gazebo and a brick-paved alfresco area, ideal for entertaining. This property presents a unique chance to secure a prime piece of real estate with exceptional possibilities.

Bordering South Fremantle, this prime location offers the best of both worlds: a peaceful community setting and easy access to the vibrant South Fremantle scene.

### EXTRA DETAILS;

- Solar panels
- Ducted air conditioning
- Reverse cycle air conditioning units
- Gas hot water system
- Automatic front security gates
- Intercom system
- Powered workshop
- Secure parking for 5 vehicles or boat/caravan or trailer

### NEARBY AMENITIES;

- Local IGA and shops - 5.6m
- Christ the King Primary School - 1.1km
- Winterfold Primary School - 1.4km
- South Beach - 2.3km
- Fremantle Town Centre - 4km
- Fiona Stanley Hospital - 9.1km
- Perth CBD - 23km

### EXTRA DETAILS;

- Built in 1975
- Land Size: 917sqm
- Total Roof: Approx. 178sqm
- Council Rates: Approx. \$2,487 p/a
- Water Rates: Approx. \$1,369 p/a
- Currently leased to 21/10/2024

REGISTER YOUR INTEREST today by contacting the Listing Agent, TANYA FORZATTI on 0417 181 841

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any

contract.