

44 Hopkinson Way, Wilson, WA, 6107



House For Sale

Thursday, 28 November 2024

44 Hopkinson Way, Wilson, WA, 6107

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Type: House



Lucy Deng
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Spacious Living, Sparkling Pool, and Subdivision Potential Live, Relax, Invest!

Grand Open: 2:00pm to 2:45pm Saturday & Sunday Nov 30th & Dec 1st

Experience the perfect retreat lifestyle at 44 Hopkinson Way, Wilson. This beautifully renovated 4-bedroom, 1-bathroom home sits on a generous 753 sqm block with R40 zoning, offering immense subdivision potential for savvy investors or those dreaming of future development.

Step inside and be greeted by quality renovations completed over the past 6 years. Highlights include:

- ☑️ New flooring and double-glazed windows for comfort and energy efficiency
- ☑️ A modern kitchen with overhead cupboards and new Bosch oven
- ☑️ A newly installed laundry with ample storage
- ☑️ Stylish, neutral finishes and brand-new ducted evaporative air conditioning ensuring year-round comfort
- ☑️ Master bedroom with WIR and Split Reverse Cycle Aircon

Outdoor Living at Its Best

The outdoor areas are designed for relaxation and entertaining:

- ☑️ A fully fenced, landscaped front yard with reticulation for privacy and security.
- ☑️ A serene backyard featuring a regularly serviced underground swimming pool with new pump,
- ☑️ Shaded patio for outdoor dining, and a BBQ area perfect for entertaining in any weather.
- ☑️ A double carport, long driveway, and additional parking for added convenience (Carport selling as is condition).

If you would like to add a granny flat on it, considering convert the 72 sqm carport plus storage into a granny flat, we can link you up with renovation team.

Prime Location with Endless Potential

Nestled in a quiet street, this well-shaped block Zoned R40 offers the potential to subdivide into 2 or 3 lots, making it a rare opportunity in a sought-after location. Whether you're looking for your dream home or a smart investment, this property delivers.

Don't miss out on this unique blend of style, comfort, and future possibilities. Contact us today to arrange a viewing and make 44 Hopkinson Way your next great move!

Council rate: \$ 1,800 Water rate: \$ 1,000 Land Size: 753 Sqm Year of Renovation: 2019- 2024
4 bedrooms, 1 bathroom

Situated in the heart of Perth's bustling southern suburbs, Wilson offers a plethora of location merits that make it a highly sought-after residential area.

Firstly, its close proximity to Curtin University makes Wilson an ideal choice for students and academics alike. With just a short commute to the campus, residents can enjoy the convenience of easy access to education and research facilities.

Additionally, Wilson is conveniently located near Westfield Carousel Shopping Centre, one of the largest shopping complexes in Western Australia. Here, residents can indulge in a premier shopping experience with a wide range of retail stores, dining options, and entertainment facilities.

Food enthusiasts will delight in the proximity to Victoria Park's international eating strip, where a diverse range of culinary delights awaits. From Asian fusion to Mediterranean cuisine, there's something to satisfy every palate just minutes away from Wilson.

For commuters, Wilson offers easy access to major transportation routes, including the freeway, ensuring seamless travel to Perth CBD and beyond. Whether by car or public transit, residents can enjoy the convenience of quick and efficient transportation options.

Nature lovers will appreciate the serene beauty of the nearby Canning River, where picturesque walking trails and recreational activities abound. From kayaking to picnicking, there's no shortage of outdoor adventures to be had just a stone's throw away from Wilson.

Overall, Wilson's prime location merits, including its proximity to Curtin University, Westfield Carousel Shopping Centre, Victoria Park's dining scene, easy access to the freeway, and the tranquil Canning River, make it a desirable destination for residents seeking convenience, culture, and natural beauty in one vibrant community.

Disclaimer:

Although diligence has been taken, this information is provided for introduction purposes only and is based on information provided by the seller, and it may be subject to change. No warranty or representation is made as to its accuracy and interested parties should inspect the property and do their own due diligence to verify the information.

R40 Zoning, 2 living areas, NBN, Reticulated front garden, Security system, , 2 undercover car bay, plus more parking space