



62 Fairfield Street, Mount Hawthorn

 3  1  1

From \$869,000

UNDER OFFER IN 2 WEEKS!!

Web ID: 13046100933

John De Leo
0407 472 155



*** UNDER OFFER IN TWO WEEKS BY JOHN DE LEO! ***

What a fantastic opportunity exists here for the astute buyer with this cute & cosy home, right in the heart of this trendy and in demand suburb of Mt Hawthorn. Built circa 1925 and sitting on a very generous 529sqm Zoned R30 block, this 3x1 oozes charm and would be perfect to renovate and extend or knockdown and start all over again. Build your dream home in this vibrant and ever popular inner city suburb.

Inside the home you are treated to lovely jarrah hardwood floors, 3 bedrooms plus a small sleep-out area, bathroom, front lounge and the retro style kitchen/meals area. The backyard area is a great size with a R.O.W at rear and offers plenty of scope to do some much to the current property or build that dream home. For the smart investor you could keep the current tenants who are on a periodic lease and look at plans in the future.

It's all about location here with all the great cafes, shops and restaurants only metres away with Scarborough Beach Rd and Oxford St so close. The Mezz Shopping Centre is literally across the road, Mt Hawthorn Primary School only 750m away and all the great vibe and buzz that this fantastic suburb offers is right on your doorstep.

Don't miss this opportunity to join the family friendly and great community living that is Mt Hawthorn! Call John De Leo, Force #1 Sales Rep on 0407 472 155 for more information or to book a private viewing.

Features Include:

- 3 bedrooms
- 1 bathroom
- Sleep-out (incorporates the 3rd bed)
- Lounge room
- Kitchen & meals area
- Huge backyard
- Instant gas hot water
- Original external laundry with 2nd wc
- Rear Axford Lane access

Single garage - original structure
Periodic lease - \$300pw
Built: circa 1925
Council Rates: \$1489pa
Water Rates: \$1150pa
Block Size: 529sqm, Zoned R30
Frontage: 14.1m