



45 Hamilton Road Hamilton Hill, WA

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## UNDER OFFER

\*\*\*\*\* DUPLEX BLOCK \*\*\*\*\*

Looking to 'develop'? Looking to 'live in' but want a home with potential? Either way you can't go wrong here!! However be quick as this can sell ANY DAY!

For sale by Openn Negotiation (flexible terms online auction) the auction is underway! This property MUST BE SOLD and simply won't last so call Brian Devereux 0418959219 to become registered.

Being a fast moving and popular area, this will insulate your investment so whether you want something to work on straight away or invest for the future, this is an absolute WINNER!

## SOLD BY BRIAN DEVEREUX

**Type** : House  
**Sold Date** : Monday, 3rd May 2021  
**Land** : 762 m2  
**Building Size** : 145 m2

**Council Rates** : \$1,625.00/year (approx)

**Water Rates** : \$1,056.00/year (approx)

**Brian Devereux**

0418959219