



47 Grandpre Crescent Hamilton Hill, WA

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## REGISTRATIONS CLOSED

AUCTION FINALISES SATURDAY 20TH JULY - REGISTER NOW!!

Options a plenty here! Retain, renovate and build behind or demolish and develop maybe even build your dream home!

Zoned R40 and located so close to Phoenix shopping centre, public transport, 7 mins to Coogee beach and just 10 mins to Fremantle this is an ideal place to buy and maximise your investment.

The property is solid but requires some internal work but rip up the current flooring and polish the hardwood timber floors, renovate the bathroom and kitchen repaint and you've got yourself a nice little home or rental property!

With oodles of room out the back there's scope for pretty much anything.

**Type** : House  
**Sold Date** : Saturday, 27th July 2024  
**Land** : 759 m2

**Council Rates** : \$1,731.94/year (approx)  
**Water Rates** : \$1,074.48/year (approx)

Brian Devereux