



24 Egina Street, Mount Hawthorn



## Cottage Charm

Nestled on a generous 491 sqm block, this original 1904 cottage stands as a testament to classic charm and historic allure. Located on one of the most sought-after streets in Mount Hawthorn, this property offers a unique opportunity for those with a vision for transformation.

This cottage has retained its original condition, offering a blank canvas ready to be rejuvenated or entirely demolished and rebuilt. Whether you restore its historic beauty or envision building your dream adobe, this property provides the perfect foundation. With its charming white façade and picket fence this residence has been a distinguished home on Egina Street for many years.

Offering 2 bedrooms, 1-bathroom, original kitchen, high ceilings, large garden, shed, laundry and toilet. The spacious level block allows for endless possibilities to suit your family's needs in a sought-after location. Surrounded by the vibrant and desirable community of Mount Hawthorn, this location is unbeatable here. Conveniently situated close to Menzies Park, Britannia Road Reserve, The Mezz Shopping Centre, Mount Hawthorn Café & Restaurant precinct, public transport and more. Within the sought-after catchment zone for Mount Hawthorn Primary School and Bob Hawke college.

Seize this rare opportunity to create something truly special in one of Mount Hawthorn's most coveted locales.

Features;

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	30494
<b>Land Area</b>	491 m2

### Agent Details

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### Office Details

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**XCEED**   
REAL ESTATE

- 1904 original cottage
- 491 sqm
- White façade
- Original historic charm
- White picket fence
- Front porch
- 2 bedrooms
- 1 bathroom
- Original kitchen
- Living/dining area
- Large paved backyard
- Shed
- Outdoor bathroom/laundry
- Vast potential to renovate, demolish or build your dream abode

Approximate distance to;

- 550m- Britannia Road Reserve
- 1.0km- The Mezz Shopping Centre
- 1.0km- Mount Hawthorn Café & Restaurant precinct
- 1.1km- Mount Hawthorn Primary School
- 1.3km- Lake Monger
- 1.5km- Aranmore Catholic College
- 5.0km- Bob Hawke College
- 5.5km- Perth CBD

Water Rates- \$1,059.78 approx p/a

Council Rates- \$1,667.00 approx p/a

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*