

Just Listed



103A Fairfield Street, Mount Hawthorn



## Opportunity Awaits

Nestled in the sought-after suburb of Mount Hawthorn, this delightful original home offers a unique blend of character and opportunity. Situated on an elevated 488 sqm block, this property is perfect for those looking to secure a charming home with room to grow.

The house features two spacious bedrooms and one bathroom with the potential for a third bedroom in the sleep-out area, providing extra flexibility for a growing family, home office, or guest room. The interior boasts beautiful Jarrah floorboards and stunning pressed ceilings, which add warmth and character to the home. At the heart of the home is the well-appointed kitchen with gas cooktop, ample storage and bench space. Enjoy cosy nights by the fireplace in the spacious living/dining area featuring high ceilings and an abundance of natural light.

The large backyard is a standout feature, offering ample space for outdoor living, gardening, or even future expansion. With rear lane access, there's potential for additional parking, a workshop, or even a granny flat (subject to approvals). The possibilities are endless for those with a vision.

Enjoy the vibrant lifestyle with the Mount Hawthorn and Scarborough Beach Road café strip just a short distance away. Commuting is a breeze with easy access to public transport, including nearby bus routes and Glendalough Station. Families will appreciate being within the catchment zones of the esteemed Bob Hawke College and Mount Hawthorn Primary School.

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<b>Price</b>	OFFERS INVITED
<b>Property Type</b>	Residential
<b>Property ID</b>	30660
<b>Land Area</b>	488 m <sup>2</sup>

### Agent Details

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### Office Details

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**XCEED**   
REAL ESTATE

Don't miss out on this rare opportunity to make your mark on a classic Mount Hawthorn home!

Features;

- 2 bedrooms
- 1 bathroom
- Sleep out/3rd bedroom
- Jarrah floorboards
- New carpets in bedrooms (jarrah floorboards underneath)
- Freshly painted
- Stunning high pressed ceilings
- Well-appointed kitchen
- Spacious living/dining area
- Huge backyard with covered alfresco area
- Large grassed area & shed
- Rear lane access
- 488 sqm green title block
- 1 car bay

Approximate Distance to;

- 500m- The Mezz Shopping Precinct
- 600m- Scarborough Beach Road Restaurant and Café strip
- 600m- Mount Hawthorn Primary School
- 1.0km- Braithwaite Park
- 1.4km- Menzies Park
- 5.0km- Innaloo Shopping Centre
- 5.4km- Perth CBD
- 5.7km- Bob Hawke College

Water Rates- \$1,116.00

Council Rates- \$2,200.00

*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.*