



### 23 Stanyford Place, HAMILTON HILL FOR SALE

#### 3 bedroom house

Position Perfect, Premium Potential And R30 Zoning

This single-level home enjoys a whisper-quiet cul-de-sac location just footsteps from Rodd Park. The 3-bedroom, 1-bathroom accommodation creates the ideal opportunity to enjoy the comfort for now with the option to pursue the prospects of future renovation, extension or redevelopment into three units (STCA) on the very workable 692m2 approx allotment. The R30 zoning also allows for the opportunity to build a unit/granny flat to suit a multi-generational family.

Beyond its classic façade, the living room, lounge, dining room and open-plan kitchen combine well to create a comfortable setting for everyday relaxation and activities. Outdoors, a deck, courtyard and garden enjoy far-reaching views of the Ocean and Garden Island in the distance. A brilliant benefit is the massive man cave decked out with a bar, Pizza oven and sink.

Supremely positioned within close proximity to Southwell and Phoenix Primary Schools, Phoenix Road Shopping Centre, Fremantle College, Fremantle Christian College, Fremantle shopping strip, Hamilton Hill Shopping Plaza, bus services, beautiful parks, lakes, Coogee and South Beaches and the Freeway, this is an unrivalled opportunity that's sure to appeal to those buyers and investors with an eye on the future.

- Lounge room
- Living room surrounded by light-loving windows
- Dining room
- Central kitchen with stainless-steel dishwasher, gas cooktop, oven, rangehood and timber cabinetry
- Three bedrooms, one with built-in robes
- Modern bathroom with shower, feature mosaic tiles and separate toilet
- Laundry
- Views towards the Ocean and Garden Island from the rear alfresco deck, courtyard and landscaped garden
- Big rear shed currently set up as an ideal man cave/escape with pizza oven, plumbing and bar
- Split-system air conditioner
- Fully secured fencing
- Lots of parking



Jan Holloway

Principal - Lewis Holloway Property

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- Excellent storage running along the side of the home

**Features**

1 Living Area  
1 Carport

**Land size**

691.00 Sqm



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TOTAL APPROX. FLOOR AREA 147.8 SQ.M. (1591 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.