

# 10 Hockley Loop, Canning Vale, WA 6155

**Harcourts** Prestige

## House For Sale

Thursday, 30 May 2024

10 Hockley Loop, Canning Vale, WA 6155

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Gurwinder Grewal

0430544920

## Presenting Offers!

Gurwinder Grewal & Harcourts Prestige are proud to present this unparalleled opportunity to own this stunning and large 5 bedrooms and 2 bathrooms residence in the heart of most sought-after suburb of Canning Vale at 10 Hockley Loop, sitting at massive 700m<sup>2</sup> block. Nestled in a convenient location and offers a versatile & magnificently functional floorplan with multiple entertaining spaces and varied living options. A property that describes itself with elegant features, a spacious layout, and room for the whole family with its light, bright and relaxing atmosphere, there is a lot to mention about this home. Feel the space, the moment you enter, this property greets you with Formal Lounge, separate Family and Dining areas, Open Plan Kitchen with impressive cabinetry, Stone Benchtops, Modern 900 mm Appliances and Walk in Pantry for extra storage, Separate Activity Room, 4 Generous Bedrooms & use the 5th Room as Study or as another Bedroom. This immaculate residence promises the utmost comfort and offers quality internal/external fixtures and fittings. The Master bedroom comes with massive WIR and sparkling En-Suite which includes Corner Bathtub, Shower and Separate Toilet. When it comes to family and friends Get-Together, Well-Sized Backyard featuring a huge Alfresco/Patio accommodated with Double Sink & Stone Benchtop and Heated Swimming Pool, will take care of all your outdoor entertainment requirements. Close to Schools & Shops, Daycares, Parks & Playgrounds, Public Transport, Easy Access to Tonkin HWY, Roe HWY, Ranford Rd and Nicholson Rd. Other property features (but not limited to):

- Separate Formal Lounge Room with Electric Fireplace.
- Separate Activity and separate Study Room/5th Bedroom
- Spacious Dining and Family areas with Wood Fireplace
- Separate Laundry comes with Walk in Linen, Benchtop, Overhead Cupboards and Slider exit
- Sparkling Second Bathroom comes with Bathtub.
- Air-conditioning throughout
- Gas Point provision (indoor) for Gas Heater
- Gas Cooktop and Gas Hot Water System
- Dishwasher included.
- Near New 6.6 KWs Solar Panels with 5KW Hybrid Inverter ready to install batteries
- Security Alarm System
- Security Screens
- Bore Water Supply
- Reticulation with WiFi Controller
- Huge Alfresco/Patio with Limestone Paving
- Double Sink with Stone Benchtop in Alfresco and Hot & Cold-Water connection
- Gas Connection (outdoor) for BBQ
- Garden Shed with Power Supply.
- Side Access to Backyard
- Crystel Blue Heated Swimming Pool comes with Glassed Fence
- Double Lock Up Garage (Remote Controlled) with Access Doors to Kitchen and Backyard
- Huge Backyard & Front Yard with Impressive Curve Appeal
- Eye Catching Landscaping.
- Tiled Roof (Designer Tiles)
- Extra Storage
- Fresh New Paint

The price guide for this property is 'Presenting Offers'. Please contact Gurwinder Grewal on 0430 544 920 or [gsgrewal@harcourtsprestige.com.au](mailto:gsgrewal@harcourtsprestige.com.au) for more information and to organise a viewing.\*Please note that photos are advertisement purpose only\*\* Please note that the measurements are just approximates, the buyers are suggested to do their own due diligence regarding the accurate measurements\*Disclaimer: The information provided has been prepared with care however it is subject to change and is not intended to form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative cannot be held responsible for any inaccuracies. Interested parties must be sure to undertake their own independent enquiries. Reference to a school does not guarantee availability of that particular school, distances are estimated using Google maps. Buyers are advised to make their own enquiries as to the accuracy on this information.