

11/31 Barfield Rd, Hammond Park, WA 6164



Villa For Sale

Wednesday, 22 May 2024

11/31 Barfield Rd, Hammond Park, WA 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 106 m2

Type: Villa



Jarrad Brookes

0894343525

From \$499,000

Nestled within the Frankland Court Villas complex in Hammond Park, the delightful villa at 11/31 Barfield Road offers a perfect blend of comfort, convenience, and low-maintenance living. This enchanting home is an ideal choice for downsizers, first home buyers, and couples seeking a retreat with all the modern amenities. As you step inside, you'll be greeted by a charming 3-bedroom, 2-bathroom residence that boasts an open-plan meals and living area drenched in natural light. The master bedroom is a sanctuary of comfort, complete with a 3x mirror sliding door built-in robe and an en-suite, ensuring privacy and ease. The two additional bedrooms, one fitted with built-in robe, offer ample space for guests or a home office. The kitchen, features stainless steel appliances, a convenient breakfast bar, and a large fridge recess, perfect for crafting culinary masterpieces. A second bathroom, with a refreshing shower, vanity, and bathtub, caters to the needs of family and guests alike. Step outside to discover a paved alfresco area where you can unwind or entertain in the beautiful WA climate. The double garage, with extra storage space, provides secure parking for two vehicles. This 2007-built survey strata villa is adorned with low-maintenance tiles and carpets, complemented by a gas hot water system and split system air conditioning in the living area for year-round comfort. With easy freeway access, close proximity to the Aubin Grove Train Station, local shops, the Cockburn Gateway Shopping Centre, and a short drive to Fremantle's vibrant cafes and restaurants, this home is a testament to convenience. Families will also appreciate the nearby Hammond Park Primary School, Catholic Primary School, and Hammond Park Secondary College, making this an enviable address within a supportive community. 11/31 Barfield Road is a rare opportunity to secure a slice of the sought-after Hammond Park lifestyle - a villa that promises a harmonious balance of leisure and accessibility. Council Rates - \$1721 per annum approx Water Rates - \$1170 per annum approx Strata Fees - \$438 per annum approx Proudly Presented by Jarrad Brookes of Next Vision Real Estate. If you would like any further information on this property, the Local area or any Real Estate Matter please call Jarrad on 0417 918 110 or email to jarrad@nextvisionrealestate.com.au.