

# 12/17 Wattle Mews, Hocking, WA 6065



## Sold House

Friday, 3 November 2023

12/17 Wattle Mews, Hocking, WA 6065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 190 m2**

**Type: House**



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**\$480,000**

Introducing to the Hocking market this wonderful three bedroom, two bathroom home in a well-maintained and secure complex, walking distance to picturesque Amery Park. This modern home represents fantastic buying for first home buyers, families, downsizers, and investors alike. Internally, the home features tiling throughout, with carpet to the bedrooms. The kitchen is equipped with engineered stone benchtops, a pantry, and stainless steel appliances, including a dishwasher and electric oven. The open plan dining and living room includes reverse-cycle air conditioning for year-round comfort. Access to the outdoor alfresco leads from the living area. The two secondary bedrooms offer built-in robes and window treatments. While the master suite features a walk-in robe and a contemporary, neutral ensuite. The modern family bathroom includes a single vanity, with a shower over the bathtub. Outdoors, you'll enjoy the easy-care paved alfresco area with reticulated garden beds and all the backyard you'll ever need with Amery Park, less than 50 meters from your doorstep. This well-presented property is situated within minutes of both the Yellagonga Regional Park and Lake Joondalup, the recently upgraded Wanneroo Shopping Centre, and just a little further to Lakeside Joondalup. Families with school-aged children will love the proximity to several local schools, including Hocking Primary School, just 600 meters away. Those requiring a city commute can park and ride at Edgewater Station or stroll to the bus on Wanneroo Council Rates:- Approx \$1937 per annum Water Rates:- Approx \$1,097 per annum Strata Fees:- Approx \$349 per quarter Property features include: Secure complex adjacent to Amery Park Double lock-up garage Contemporary kitchen with stone benches and stainless steel oven, cooktop, and dishwasher Modern, neutral bathrooms Built-in robes to all bedrooms Window treatments throughout Ceramic floor tiling through entry and living area Carpet to bedrooms Paved alfresco under the main roof Reticulated garden beds Electric entry gate and intercom Security alarm Reverse cycle split system air conditioning in the living area Location highlights: 45m to Amery Park 150m to Wanneroo Tennis Club 600m to Hocking Primary School 850m to St Elizabeth's Primary School 680m to Wanneroo Secondary College 1.6km to Wanneroo Shopping Centre 2.4km to Rotary Park, Lake Joondalup 2.3km to Ocean Reef Road entry 5.4km to Edgewater Station Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate. However, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.