

# 12 Eradu Ramble, Hocking, WA 6065

**Realmark**

## House For Sale

Friday, 22 March 2024

12 Eradu Ramble, Hocking, WA 6065

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 637 m2**

**Type: House**



Julie Cross

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## Offers in \$800's

What you will love: Located amongst beautiful homes, in a family friendly street, this wonderful property has the perfect floor plan to suit the growing family, along with a variety of dedicated alfresco areas, plus dazzling swimming pool, designed for the avid entertainer. The entertainer's hub along with the abundance of seating areas, really is fit for a king. An intelligently designed floorplan, guides you through this outstanding home, spanning across one dynamic level with multiple living areas, five great sized bedrooms, beautiful modern bathrooms and a light, bright family living area which just oozes character. Outside, you can experience the beautiful greenery and the true essence of the tropics, whether it's relaxing on your own in front of the inviting fireplace, or entertaining the whole family in the incredible outdoors space. This house is truly a home! Perfectly positioned in a highly sought-after location, with prestigious park-lands, local shopping centres, restaurants, schools and Perth's very own Lake Joondalup Nature Reserve ONLY moments away... Call Julie Cross today to book your own private inspection! Featuring: Wonderful street appeal with pretty gardens, white picket fencing, double garage and large driveway. ENTRANCE FOYER FORMAL LOUNGE/TV ROOM with separate DINING AREA, situated at the front of the property. FAMILY AREA, featuring spacious LOUNGE & DINING, with seamless access, to the alfresco area. KITCHEN with handy shoppers' entrance, island bench top, oven, 4 burner gas top, dishwasher, double fridge recess, pantry, breakfast bar, plus an abundance of cupboards and drawers. Sensational, GAMES ROOM, with huge windows and access to the outside pool area. OFFICE/STUDY. TEENAGE RETREAT/ACTIVITY AREA. MASTER BEDROOM, King-sized with walk in robe, ensuite bathroom; shower, vanity and WC. 2ND, 3RD AND 4TH BEDROOM are all of a great size with walk in robes, 5TH BEDROOM with double built in robes. FAMILY BATHROOM, with bath, shower, and vanity, plus separate W/LAUNDRY, with lots of storage and access to the drying area. LINEN CUPBOARD, with lots of extra storage. Designed for families, loving life outdoors, with multiple outside seating areas, front and back, an amazing resort style swimming pool, plus large undercover entertaining spaces. Just perfect to kick back and relax after a hard day. There is plenty of room for the kids and our furry friends to play on too. Extras: Large driveway, with double garage. New Evaporative air-conditioning box. Split system air-conditioning. Low power bills - due to 10kw battery packs installed. Security alarm. Newly renovated bathrooms. Plantation shutters. Solar panels - 6.6kw - 22 Panels. Down lights. Quality timber and tiled flooring. Top quality wood burners, indoor and outdoor. Side access with room for a jet ski. Reticulation. Potential to divide the rear of the property into separate living (rental opportunities/Large family living). Instant hot water. Fiberglass swimming pool with provisions for heating and spa jets. Outdoor shower. Generous sized shed. New garage door. New guttering. Colourbond fencing. Shoppers entrance from the garage, to the kitchen. Pentanet nexus high speed connection. Sky light. Gas bayonets. Built - 1996. Land - 637sqm. Disclaimer: The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.