

12 Hugel Lane, Hammond Park, WA 6164



Sold House

Monday, 23 October 2023

12 Hugel Lane, Hammond Park, WA 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 366 m2

Type: House



Gemma Bowen

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\$665,000

Get ready to enjoy summer in your own private oasis! How rare is it to find an immaculate feature packed home, overlooking a lush park on an easy care block - with a big below ground concrete pool!! This beautiful home offers the lucky new owner 3 bedrooms, 2 bathrooms, theatre room (or potential 4th bedroom), study and open plan living flowing out to the alfresco and that stunning pool! The pool is the standout feature of this beautiful home, surrounded by glass fencing and travertine paving, it is approximately 6m x 3.95m, 1.2-1.7m deep and a huge 21.3m² total. It takes care of itself with an automated pool cleaner and the solar blanket will keep it at the perfect temperature for you. There is also plenty of room around it to lounge in the sun, and the family has had hours of fun with the basketball hoop and volleyball net too! You can enjoy views of the pool all year round from the large alfresco with feature recessed ceiling with timber lining and a ceiling fan. This stylish home has excellent appeal with a modern rendered façade. The front of the home overlooks a park with lawn, garden and picnic tables. You can take in the tranquil outlook from your elevated, fenced front yard with paving, pebbles and easy-care garden beds. This is the perfect place to enjoy your morning coffee or an afternoon glass of wine whilst reflecting on your day. You then enter the home through the security door into the hallway. The master is on one side with a park outlook, it features a walk in robe, ceiling fan, carpet and ensuite bathroom. The other bedrooms are on the other side accessed off their own hallway for privacy. Bed 2 also enjoys a park outlook, a built in robe, ceiling fan and hybrid flooring and Bed 3 is a great size easily accommodating a queen bed also with a ceiling fan and hybrid flooring. The main bathroom has a bath, shower and vanity and there is a separate wc. There is a large theatre room with a feature jarrah door and carpet. The laundry has a linen and broom cupboard, bench and door to the side of the home. The open plan living area is spacious and bright. The dining room has two large windows. The kitchen features an abundance of storage with a wall of black gloss cabinetry, a walk in pantry, and large bench with breakfast bar and cupboards. There is also a recessed ceiling, double fridge recess, stainless steel appliances and tiled splashback. The family room has stacking sliders out to the gorgeous alfresco area. Through a jarrah sliding door is the study with pool views and off that you have internal access to the double garage located at the rear of the home and accessed by a laneway. The garage has a small roller door allowing access to the side of the house for convenience. There are additional street parking bays along the side of this corner block as well. Other features include ducted zoned reverse cycle air conditioning, cctv with 5 cameras (hard wired and wifi and can connect to your tv), 3kw solar system with 12 panels, Invisi-gard stainless steel security screens on the stacking sliding doors, study window and front door, reticulation and a brand new gas hot water system. This home is set on a low maintenance 366m² block, however the park in front is as if you have a huge yard that you don't need to maintain! The total house size is 209m² and it was built in 2011. Located in sought-after family friendly Hammond Park, the primary school is few minutes walk across the park, the high school and a daycare are all within walking distance, Botany Park just a quick stroll, as are the Hive Shops and The Quarrie Bar and Brasserie. With the freeway and Aubin Grove Train Station just a quick drive - Hammond Park residents love the convenient location, and you will too! For any further information on this property or to book a private appointment please contact your Hammond Park Specialist - Gemma Bowen on 0410 721 110 or gemma@nextvisionrealestate.com.au Thinking of selling? Contact Gemma today to find out what your home is worth in the current market.