

# 12 Ironbark Tce, Hammond Park, WA 6164



## Sold House

Thursday, 19 October 2023

12 Ironbark Tce, Hammond Park, WA 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 594 m<sup>2</sup>

Type: House



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**\$904,000**

Every now and then, you stumble upon a home that's an absolute dream for a family with growing children & this is it. Supersized in every way, this is home you and your family will not grow out of. Nestled in the Eden Green estate, this large family home boasts an incredible feature: it's just steps away from the community park at the end of the road—a paradise for active kids. This property is certainly designed with families in mind, offering practicality, space in a wonderfully elegant style. The lounge area provides a quiet escape, while the kitchen is a parent's dream with an extra-large pantry and clever design for ease of cooking. The open plan living area is perfect for quality family time, with plenty of space for play and relaxation. It even leads to an outdoor space ideal for kids' activities and gatherings. The master suite offers parents their own oasis, separated from the other bedrooms, ensuring peace and privacy. A double garage with easy access to the rear, and low-maintenance gardens, this home is tailored for a family's needs. Don't miss the chance to give your children the ideal environment to grow and thrive, whether you plan to live here or invest in their future. Features Include\* Strategically situated within close proximity to everyday amenities inc beautiful parklands\* Large master bedroom with full width walk in robe and a spacious ensuite \* Fully enclosed theatre room with double door entry and block out blinds\* Huge study, with wooden floor, plenty of space for two or three busy workers\* Open plan kitchen / family / dining / games area\* Chef's kitchen equipped with stone benchtop, plenty of storage shopper entrance to garage\* 900mm gas cooktop, wall oven, microwave recess and large walk in pantry\* Stainless steel ethanol fireplace in the family\* Plantation shutters throughout living / theatre and master bedroom\* Wenge stained American oak floors throughout the living area\* Three queen sized minor bedrooms all carpeted and equipped with built-in robes\* Soaring High ceiling throughout\* LED lights throughout living\* Ducted evaporative air-conditioning system\* NBN connected\* 3.6kw solar power system\* Tinted windows for extra privacy\* Huge alfresco/entertaining area with plenty of options\* Undercover area with aggregate concrete floors, just crying out for a spa\* Pitched roof area with tiled/paved flooring and sunken seating area, perfect for entertaining\* Zero-maintenance backyard equipped with artificial grass\* Supersized double garage providing plenty of storage space \* Roller shutter to the rear of the garage providing drive through access to concrete hardstand\* Easy access to Botany park, Hammond Park Primary school & Hammond Park Secondary College \* Short walk or shorter drive to a number of local shops and amenities\* Built in 2010\* 594sqm Block\* A huge 233sqm of living (Plus garage Plus Alfresco)Property Code: 35