

**16 Caridean Way, Hammond Park, WA 6164**

**Sold House**

Friday, 18 August 2023



16 Caridean Way, Hammond Park, WA 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 610 m2**

**Type: House**

**\$766,000**

Proudly presented to the market for the very first time, be prepared to be impressed by this high-quality Dale Alcock residence within the highly sought after Eden Green Estate in Hammond Park. This home boasts an abundance of space that can accommodate even the largest of families, with a generous sprawling 288sqm under the main roof. Set on an expansive 610sqm block with enough room for a pool, this home features a thoughtfully designed, modern floorplan that seamlessly integrates multiple living areas with exceptional indoor and outdoor living, perfectly suited for year-round enjoyment. Natural light floods the interior, creating an inviting ambience throughout. With quality fixtures and fittings, this property has been immaculately maintained by its owner, and is ready for a new family to move straight into and make their own. Nestled within a lovely family-oriented neighbourhood, with plenty of parklands nearby, this home is also conveniently located within the popular catchment of Hammond Park Secondary College and Hammond Park Primary School. Transport links and essential amenities are just a short stroll away. Features include:

- Expansive master suite with generous wall-to-wall walk-in robe
- Ensuite with large twin top vanity, shower and separate toilet
- Home theatre to the front, offering a dedicated entertainment space
- Modern, open kitchen / dining / living space
- Well-equipped kitchen with Caesarstone benchtops, a kitchen island featuring a breakfast bench and dishwasher, premium 900mm Blanco appliances, overhead cupboards and walk in pantry.
- Bedrooms 2, 3 & 4 all large with convenient double sliders
- Versatile activity room
- Laundry with spacious walk-in linen room
- Main bathroom with bath, vanity and shower
- Impressive garage with high 29c ceiling clearance, large workshop area and rear roller door access
- Expansive 8x4m alfresco paved outdoor entertaining area complete with a natural gas connection for BBQ gatherings
- Lush, reticulated green lawns for kids and pets to play freely
- Breezair evaporative ducted air conditioning
- 3 phase power
- Stunning, easy care porcelain tiles / 100% wool carpet
- Plus more!

Approximate Distances:

- Hammond Park Primary School 1km
- Hammond Park Secondary College 1.6km
- Hammond Park Shopping/Medical Centre 600m
- The Quarie Bar & Brasserie 800m
- Aubin Grove Train Station 1.5km
- Kwinana Freeway entry 1.2km
- Gateways Shopping Centre 4.3km
- Coogee Beach 12.4km
- Fremantle 19km
- Perth City 28km

Family homes of this calibre in this pocket of Hammond Park are selling quickly in the current market. Contact Listing Agent Josephine Salter on 0418 946 286 today to register your interest and book a viewing. Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.