

16 Sandleford Way, Hammond Park, WA 6164

House For Sale

Wednesday, 12 June 2024



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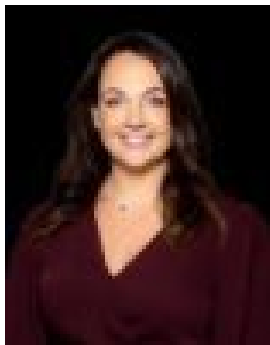
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 568 m2

Type: House



Kirstin Dunn
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ALL OFFERS PRESENTED

This home is a BIG BEAUTY with FIVE separate living zones to use as you wish PLUS a gigantic patio area to host large groups or intimate sundowners. Properties in this area are in high demand and this is one of the best to come on the market in some time. This Ross North built home is set on a 569sqm block in a tranquil residential street and features light filled rooms, a spacious and practical layout with 4 bedrooms, a large study, a large open plan family, dining, kitchen and meals, a separate theatre or games room and lots of storage. There is a lovely big backyard plus all of these features and inclusions:

- Spacious kitchen with a large breakfast bench, walk-in pantry, double sink, dishwasher, gas hot plates, rangehood, wall oven, microwave shelf, loads of bench and cupboard space
- Open plan family, meals and activity area
- Front family room with solid double doors - ideal for a home office
- Separate Games Room with French Doors and a stylish brick Bar - leads out onto the massive alfresco area
- Huge primary bedroom with walk-in-wardrobe
- Fully renovated ensuite bathroom with double vanity boasting above counter basins, separate toilet, large shower and tiling to the ceiling
- All minor bedrooms are queen size, two with walk-in wardrobes and one with built in wardrobe
- Storeroom
- Activity area between bedrooms three and four
- Main bathroom with bath, shower and vanity
- Separate toilet
- Double garage with a back roller door for drive-through rear access
- Daikin ducted reverse cycle air conditioning with 8 zones
- Gas instant hot water system
- Motorized roller shutters to all external windows
- Cat5 smart wiring
- Solar panels
- Automatic reticulated gardens plus waterwise synthetic lawns to the front
- Powered shed
- Large patio entertaining area with stunning poured aggregate plus a brick outdoor kitchen with stone benchtop
- Wide drive way and paved verge for additional parking

The gardens are a low-maintenance haven with wonderful combination of lawn and paved entertaining spaces. You can entertain family and friends or host large events in the spectacular gabled patio. Located in wonderful Hammond Park, the property offers a practical and secure family lifestyle close to all amenities. Enjoy hours of family fun in the surrounding parklands, picnic areas and walkways. Local shopping, schools and transport links are also moments away. Property Facts:

- Built in 2004 by Ross North
- 568sqm block
- 232sqm of internal living
- Council Rates \$2,197.37
- Water Rates \$1,437.96 (approximately)

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.