

174 Barfield Road, Hammond Park, WA 6164



House For Sale

Wednesday, 6 December 2023

174 Barfield Road, Hammond Park, WA 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 388 m2

Type: House



Jarrad Mahon
0894721606

From \$599,000

HOME OPEN 2:10-2:30PM SUNDAY- This will be the first available viewing timeThis fabulous 4 bedroom, 2 bathroom is teeming with modern finishes and would make the ideal starting home or investment. This home has a compelling contrast of natural light set against warm earth tones throughout. It offers open plan living and a modern kitchen complete with spacious stone bench tops, modern appliances and dishwasher. And for outdoor entertaining, just step out through the sliding doors off the living area to an alfresco which overlooks a large backyard - ideal for the kids or pet to play.The main bedroom has walk in robes and an impressive ensuite bathroom with raised tub and glass shower screen. 2 of the 3 secondary bedrooms have built in robes. The home is completed with 3 split system air conditioners to bedrooms, easy care gardens and double remote garage.Walking distance to Hammond Park Secondary College and Hamond Park Catholic Primary School with local shops a short drive away. Narrowly escaping the recent fires across the road, the bush has been burnt off just in time for Summer and the area is zoned for future development. FEATURES INCLUDE:-Spacious open plan living.-Natural tones with loads of sunlight.-Kitchen with stone tops, range hood and dishwasher.-En-suite bathroom with glass screen and raised tub. -Built in robes to main bedroom and 2 secondary bedrooms.-Split system air-conditioning to 3 bedrooms.-Landscaped, easy care gardens.-Double remote garage.-Close to schools and shops.SOME DETAILS:-Built in 2021 on 388sqm green title block with 157sqm under the main roof including garage and alfresco.-Expected market rent of \$630-650pw, currently vacant.-Waters rates of \$1296pa, council rates of \$1862pa.Be sure to come to the first home open because this is sure to sell fast. ***HOME OPEN 2:10-2:30PM SUNDAY- This will be the first available viewing time***