

**18 Cooli Street, Hammond Park, WA 6164**

**Sold House**

Wednesday, 5 June 2024



**18 Cooli Street, Hammond Park, WA 6164**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 530 m2**

**Type: House**



Jason Hodgson

0400963740

**\$865,000**

Jason Hodgson is proud to present to the market for the first time this stunning 4 bedroom family home, conveniently located in the heart of Hammond Park. With a whopping 222sqm of living on an easy care 530sqm block, this is perfect for the largest of families. The multiple living areas consist of a formal lounge room, games room, theatre and a main open plan area with family and meals zones. Overlooked by a well-equipped kitchen with stone benchtops, 900mm cooking appliances and heaps of storage. The master suite is located at the front of the home and is king in size and has his and hers walk in robes with a deluxe ensuite which incorporates a large shower recess, double sink vanity and separate toilet. The minor bedrooms are located in a separate wing and are all queen in size with built in robes and high gloss hardwood bamboo flooring. The main bathroom is conveniently located and has a shower recess, bath and vanity. Outside is perfect for all the family and is very low maintenance. Poured limestone concrete adorns the entertaining area, and a large artificial turf lawn is perfect for the kids and pets to run and play in comfort and security. Other property features include:

- Ducted reverse cycle air conditioning
- Exposed aggregate driveway and limestone paving to the rear
- Great side access
- Low maintenance gardens with artificial turf
- Plus heaps of other features

Located very close to Hammond Park Primary School, walking for the little ones is a breeze. Also close by is Botany Oval/Sporting Club, IGA/The Hive Shopping Centre, The Quarie Bar and loads of other conveniences. For more information please contact Jason Hodgson 0400 963 740. 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.