

**21 Welstead Way, Hocking, WA 6065**



**Sold House**

Monday, 14 August 2023

21 Welstead Way, Hocking, WA 6065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m<sup>2</sup>

Type: House

**\$710,000**

Nestled just footsteps away from the new-look Hinckley Park and an early-learning day-care centre within a tranquil pocket of the suburb, this fantastic 4 bedroom 2 bathroom home possesses living options aplenty and will pleasantly impress you with its overall size and generous floor plan. Beyond lush green lawns, swaying palm trees in the front garden and double entry doors lies a huge master-bedroom retreat that comprises of its own walk-in wardrobe and a cleverly-renovated ensuite bathroom with an over-sized rain shower, a stone vanity and a separate two-way toilet. The front lounge and dining room is also large in its proportions and is reserved for those formal occasions. Next to the master suite, a decent study can easily become either a nursery or fifth bedroom, if you are that way inclined. Beautifully-tiled central family and meals areas neighbour a functional kitchen that is also tiled for easy open-plan living and plays host to a walk-in pantry, an Asko five-burner gas cooktop, a Smeg pyrolytic oven/grill and a stainless-steel Fisher and Paykel dishwasher. Double French doors off the family room reveal a huge tiled games - or theatre - room that, like the casual-meals space, opens out to a delightful patio-entertaining area at the rear, as well as an enormous patio extension that doubles as extra under-cover parking space on the other side of the garage roller door. The separate minor sleeping quarters are headlined by an impressively-revamped main family bathroom with a walk-in rain/hose shower and a vanity - neighboured by a separate second toilet next door. All three spare bedrooms have built-in double robes, inclusive of an extra-large third bedroom and a giant queen-sized second bedroom. Embrace a wonderful lifestyle here that will have you based within close proximity to bus stops, St Elizabeth's Catholic Primary School, Hocking Primary School and the excellent Wyatt Grove Shopping Centre. What a location! Other features include, but are not limited to: - Freshly painted - Carpeted bedrooms and formal areas - Large fridge recess - External/side access, from the laundry - Huge walk-in storeroom - Two side-by-side double linen presses - Ducted reverse-cycle air-conditioning - Ducted-vacuum system - Security-alarm system - Feature skirting boards - NBN internet connectivity - New "half" café blinds to the patio area, to protect you from the elements - Established full-length café blinds outdoors also - Outdoor power points - Security doors and screens - Gas hot-water system - Remote-controlled double lock-up garage with extra-high ceilings, internal shopper's/security-door entry via the kitchen and roller-door access to the rear patio - Reticulated front/rear lawns and gardens - Corner garden shed - Doorbell/Intercom system not in working order - 600sqm (approx.) block - Built in 2003 (approx.)