

# 22 Hawthorn Street, Wattle Grove, WA 6107

## Sold House

Friday, 8 September 2023



22 Hawthorn Street, Wattle Grove, WA 6107

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 469 m2

Type: House



Nick Mitchell  
0894759622



Alex Mitchell  
0894759622

**\$690,000**

This property is a testament to prestige living. Luxurious appointments and immaculate presentation throughout. Truly the best of the best in a suburb with heavy demand. In short you get the best of the Wattle Grove with proximity to parks, the school and the shopping facilities, all the while not making any sacrifices on space or lifestyle. We really do love this home and we know that you will too. Located on a larger 469 sqm corner block, this 2016 built home creates a powerful first impression. Manicured gardens and a decked entrance will greet your friends and family with pride. Inside there are four great bedrooms serviced by two modern bathrooms. The master bedroom is light and bright with full length windows out to your front yard, walk in robe and an easy care ensuite. The central living and 'statement piece' of the home is open plan with expansive windows to transition your indoor and outdoor living. There is a separate theatre room and activity room too, so no need for any argument over space. The kitchen in the heart of the home comes complete with pendant lighting, breakfast bar from the stone benchtops and all the necessary stainless-steel appliances. With plenty of storage too, there's nothing to be left wanting. Outside you will appreciate the immaculate presentation. Impressive aggregate flooring throughout your alfresco living plus around the side of the home too. This is definitely the perfect space for entertaining a crowd. Make sure you invite The Mitchell Brothers to your housewarming! Features in brief:-  
- Immaculate 2016 built home-  
- Four generous bedrooms with two well appointed bathrooms-  
- Multiple living spaces. Theatre and activity room-  
- Gorgeous chefs kitchen with stone benches-  
- Attic storage from the double car garage-  
- Fully reticulated-  
- Security screens and security system (cameras)-  
- Ducted Airconditioning and gas bayonet for heating-  
- Garden shed  
Everything is here, all that's missing is a brand new owner. Call The Mitchell Brothers to stake your claim. Nick Mitchell - 0415 833 131 Alex Mitchell - 0404 122 943  
Water rates: \$1,343.90 p/a (approx.) -For period 01/07/2022 to 30/06/2023  
Council rates: \$2368.93 p/a (approx.)  
Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.