

22 Hocking Bend, Baldivis, WA 6171

Mandurah

Sold House

Thursday, 15 February 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 199 m2

Type: House



Paul Taylor
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\$555,000

This modern 2 storey brick and tile home offers a comfortable and low maintenance lifestyle. Boasting 3 bedrooms, 2 bathrooms, a stylish layout and convenient location, this home will be sure to tick the boxes. Entering through the front gate into the paved private courtyard, you then step into the home where you are welcomed by the open plan living area fitted with a reverse cycle split system air-conditioner for year round comfort. The light and bright kitchen boasts an island breakfast bar, double sink, built-in pantry, 600mm oven and induction cooktop. Downstairs, you'll also find a convenient powder room with a toilet and basin, a separate laundry with machine recess and linen space and an under stairs nook providing additional storage. Venture upstairs to find the sleeping quarters, where the king-sized master bedroom awaits with its own split system air-conditioner and walk-in robe. The ensuite features a large shower, toilet and single vanity. The minor bedrooms are equipped with double door built-in robes and share access to the main bathroom, complete with a bath, shower and single vanity. Plus, there's a separate toilet for added convenience. Located in a prime position, you'll love the proximity to Tranby College, Steel Tree Restaurant, Arpenteur Park, Settlers Primary School, Baldivis Sports Complex and Stockland Shopping Centre, all just a short distance away. Easy access to the Kwinana Freeway ensures convenience for commuters. Don't miss your chance to make this beautiful home yours. Call Paul Taylor from Harcourts Mandurah - 0407 101 137 to organise a viewing.

Features:

- Modern 2 storey, 3 bedroom, 2 bathroom brick and tile home
- Double garage with shopper's entry
- Built in 2013 on a 199sqm corner block
- Paved front courtyard
- Instant gas hot water system
- NBN connected
- Nearby to Tranby College (350m), Steel Tree Restaurant (400m), Arpenteur Park (450m), Steel Tree Reserve (600m), Settlers Primary School (950m), Stockland Shopping Centre (1.6km), Baldivis Sports Complex (1.6km) and Kwinana Freeway (2.9km)

Downstairs:

- Modern kitchen with island breakfast bar, double sink, built-in pantry, 600mm oven and induction cooktop
- Open plan living with split system air-conditioner
- Powder room with toilet and basin
- Laundry with machine recess and linen
- Under stairs nook / storage room

Upstairs:

- King sized master bedroom with split system air-conditioner and walk-in robe
- Ensuite with large shower, toilet and single vanity
- Minor bedrooms both with double door built-in robes
- Main bathroom with bath, shower and single vanity
- Separate toilet

Water Rates: \$1,038.68 PA (approx.) Zoning: R50Beta call Paul on 0407 101 137 Paul.taylor@harcourtsmandurah.com.au Paul Taylor - Real Estate - Taylor'd to suit your needs*All measurements are approximate*This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.