

# 23 Brantwood Approach, Hocking, WA 6065



## Sold House

Thursday, 4 January 2024

23 Brantwood Approach, Hocking, WA 6065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 540 m2

Type: House



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**\$656,000**

Nestled on a commanding 540m<sup>2</sup> block and recently refreshed throughout, this fantastic 4 bedroom 2 bathroom family home provides you with so many reasons to call it your own, leaving you with very little to do, other than to simply bring your belongings and move straight on in. The front lounge makes an instant first impression and offer an example of the floor plan's fabulous functionality here, able to be set up any which way you like. Also at the front of the house is the large master-bedroom suite where a walk-in wardrobe is complemented by an intimate ensuite bathroom with a shower, toilet and vanity. The functional open-plan family, meals and kitchen area is an ideal hub of the layout, featuring tiled flooring, modern window treatments and direct access to the backyard/patio area, giving you seamless integration between your indoor and outdoor living. All three spare bedrooms have new carpets, with a light and bright main family bathroom catering for everybody's personal needs in the form of a shower and separate bathtub. Outdoors and off the main living zone sits a delightful wrap around entertaining patio. Perfect for when extra entertaining space is required and overlooks what is essentially a "blank canvas" of a backyard-lawn area that leaves more than enough room for a future swimming pool, if you are that way inclined. As if that wasn't enough, there is also drive through access from the oversized garage to backyard! St Elizabeth's Catholic Primary School is just around the corner and only walking distance away, as are bus stops, lush local parklands (including Bembridge Park and the leafy Gungurru Park), the Wyatt Grove Shopping Centre and even Hocking Primary School. The likes of Wanneroo Secondary College, more shopping at Wanneroo Central, picturesque Lake Joondalup, Edgewater Train Station and the freeway are all very much within arm's reach themselves, adding sublime convenience to this desirable corner location. A fresh perspective on life awaits you here, from within these walls! Other features include, but are not limited to:- Huge double garage, with extra storage/workspace.- Freshly painted throughout - including walls, doors and door frames - New carpets (bedrooms) - Ducted air-conditioning system- Reticulation- Remote-controlled double lock-up garage - with internal shopper's entry via the kitchen and drive through access to backyard.- Solid brick-and-tile construction- 540sqm (approx.) block- Built in 2003 (approx.)