

# 3 Hodnet Bend, The Vines, WA 6069



## Sold House

Wednesday, 13 March 2024

3 Hodnet Bend, The Vines, WA 6069

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1116 m2

Type: House



Chris Wilkinson  
0892973300



Sam Huntley  
0439736938

## Contact agent

Welcome home! This stunning property boasts a sprawling 1116m<sup>2</sup> block with a meticulously custom designed home. As you enter through the grand double doors, the sense of space and luxury envelops you. Featuring 4 generously sized bedrooms, 2 bathrooms, and a 3 car garage with convenient drive through access to the rear, this residence is designed for comfortable family living. The layout includes a dedicated study, a private theatre room, and an open-plan central living and dining area warmed by a cozy gas fireplace. The hub of this home is the large kitchen adorned with stone bench tops with a waterfall edge, feature lighting, a 900mm oven, and gas cooktop. Hardwood floors flow seamlessly throughout, complemented by LED down lights and ducted reverse cycle air conditioning, ensuring a comfortable and stylish living environment. The master suite is a sanctuary of its own, dual walk in robes, and a spacious ensuite featuring a spa bath, double vanity sinks, and a separate powder room. The sliding doors from the master suite open up to reveal a captivating view of the stunning pool area, creating a perfect retreat. The outdoor space is an entertainer's dream, featuring a large below-ground pool, a putting green for golf enthusiasts, a cabana for relaxation, and a spacious alfresco area with a built-in BBQ, perfect for hosting gatherings with family and friends. Additional features include a free-standing workshop/gym with roller door access to do whatever you like with, a 5.5kW solar array, whole home water filtration system, and low maintenance manicured gardens and beautiful established fruit trees. The property is in a prime location, just minutes away from wineries, eateries, shopping centres, medical services, private and public schools, and The Vines Country Golf Resort. This is not just a house; it's a lifestyle. To truly appreciate the premium features and thoughtful design that make this property a standout choice it simply needs to be seen, for those seeking the perfect blend of space, luxury, and functionality, here it is!

**Key Features:** Block size: 1116M<sup>2</sup> Total area: 391M<sup>2</sup> Workshop: 27M<sup>2</sup> with roller door access 3 car garage with drive through access to the rear Generous sized, exposed aggregate driveway for occupants and guests 5.5KW solar array Full house water filtration Theatre room, kids activity, and a home office! Large below ground pool with cabana Built in BBQ and bar fridge for ultimate backyard entertaining!