

30 Memphis Ridge, Hocking, WA 6065

slp.

Sold House

Thursday, 16 November 2023

30 Memphis Ridge, Hocking, WA 6065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 629 m2

Type: House



Denis Sauzier
0421447582

\$880,000

HIGH UP ON THE HILL IN HOCKING, WITH VISTAS TO THE OCEAN AND BEAUTIFUL SUNSETS, QUALITY ABOUNDS THROUGHOUT THIS STUNNING 4 BEDROOM 2 BATHROOM FAMILY HOME WHICH BOASTS OVER 220SQM OF LIVING AREA ALONE - BE PREPARED TO BE IMPRESSED. PROUDLY BROUGHT TO YOU BY DENIS SAUZIER, HOCKING'S TRUSTED MARKET OPINION. FROM ITS MANICURED LAWNS AND EXTRA PAVED PARKING AREA TO THE FRONT, THROUGH THE GENEROUS HOME AND OUT TO THE IMPRESSIVE ENTERTAINING AREA AND BELOW GROUND POOL & SEPARATE SPA, ALL TOPPED OFF WITH A SPACIOUS SHED, THIS HOME IS SURE TO BE TICKING ALL OF YOUR BOXES! THE MAIN HUB IS THE BEAUTIFULLY-TILED, OPEN-PLAN FAMILY, DINING AND KITCHEN AREA, WHERE MOST OF YOUR CASUAL TIME WILL BE SPENT. FROM HERE, DOUBLE DOORS REVEAL BOTH A CARPETED GAMES/THEATRE ROOM AND A SEPARATE STUDY WITH BUILT-IN STORAGE AFFORDING THE POSSIBILITY OF CONVERTING INTO A FIFTH BEDROOM IF NEED BE. HIGHLIGHTING THE SLEEPING QUARTERS IS A SEGREGATED MASTER ENSEMBLE AT THE FRONT OF A VERSATILE FLOOR PLAN, COMPRISING OF SEPARATE HIS AND HERS MIRRORED BUILT-IN WARDROBES AND A PRIVATE ENSUITE BATHROOM WITH A DOUBLE SHOWER, TWIN VANITIES AND ACCESS INTO THE POWDER ROOM. MASTER SUITE HAS DUCTED R/C AIRCON, CEILING FAN AS WELL AS SPLIT R/C AIRCON FOR WHEN YOU'RE HOME ALONE AND NOT NEEDING TO COOL THE ENTIRE HOUSE. OUTDOOR ENTERTAINING IS CATERED FOR BY A FABULOUS ALFRESCO ENTERTAINING SPACE WITH EXTENDED PATIO THAT SCREAMS LOW-MAINTENANCE AND ENJOYS THE MOST PICTURESQUE OF BACKDROPS - A SHIMMERING BELOW-GROUND SOLAR-HEATED SWIMMING POOL. SOCIALISE AND ENTERTAIN IN STYLE BEHIND YOUR BAR UNDER THIS EXPANSIVE AREA, ENCLOSED BY CAFE BLINDS. THIS IMMACULATE ABODE IS PROOF THAT CLASS IS PERMANENT! OTHER FEATURES INCLUDE, BUT ARE NOT LIMITED TO: - IMPRESSIVE, FULLY TILED ENTRANCE FOYER WITH COFFERED CEILING, FEATURE LIGHTING AND PLANTATION SHUTTER - MAIN OPEN-PLAN FAMILY AND DINING AREA WITH A GAS BAYONET FOR HEATING - RECENTLY INSTALLED DUCTED & ZONED REVERSE CYCLE AIRCON (\$12K) - FEATURE SKYLIGHT IN LIVING AREA ADDED BY CURRENT OWNERS (\$7K) - PLANTATION SHUTTERS TO MASTER BEDROOM & INFORMAL LIVING AREA - OUTDOOR ACCESS TO THE REAR ALFRESCO ENTERTAINING SPACE - AN IMPRESSIVE KITCHEN WITH A CENTRAL ISLAND BREAKFAST BAR, A STEP-IN PANTRY, A DISHWASHER AND EXCELLENT APPLIANCES, INCLUDING A SIX-BURNER GAS COOK TOP, OVEN AND RANGE HOOD. KITCHEN ALSO HAS A SKYLIGHT. - DOUBLE FRENCH DOORS TO A CARPETED GAMES / THEATRE ROOM WITH POOL VIEWS - CARPETS TO ALL BEDROOMS, INCLUDING THE MASTER SUITE - 2ND / 3RD BEDROOMS HAVE MIRRORED BUILT-IN ROBES AND CEILING FANS - QUEENSIZE 4TH GUEST BEDROOM WITH A CEILING FAN, MIRRORED BIRS AND SEMI-ENSUITE ACCESS INTO THE MAIN BATHROOM, - FAMILY BATHROOM OFFERS A SEPARATE BATH AND SHOWER, CATERING FOR EVERYBODY'S PERSONAL NEEDS - THE CARPETED STUDY / 5TH BEDROOM ALSO HAS DOUBLE FRENCH DOORS FOR PRIVACY - DOWN LIGHTS - FREESTANDING BAR UNDER ALFRESCO - FEATURE DOWN LIGHTING TO THE SPACIOUS PAVED EASY-CARE ALFRESCO - OUTDOOR POOL LIGHTING - GLASS POOL FENCE PANELS - THREE-PHASE POWER TO PROPERTY, INCLUDING THE WORKSHOP / SHED - POWDER ROOM WITH EASY ACCESS TO POOL AND OUTDOOR AREAS - SEPARATE FREESTANDING SPA - AMPLE BUILT-IN HALLWAY STORAGE - RECENTLY ADDED LOFT STORAGE WITH DROP DOWN LADDER IN THE GARAGE - LAUNDRY OFF KITCHEN, WITH AN ABUNDANCE OF CUPBOARDS & OUTDOOR ACCESS - REMOTE-CONTROLLED DOUBLE GARAGE WITH A STORAGE AREA AND REAR ACCESS - LOADS OF DRIVEWAY PARKING OUT FRONT - DUCTED REVERSE-CYCLE AIR-CONDITIONING (ZONED) - SECURITY ALARM SYSTEM - DUCTED VACUUM SYSTEM - RETICULATED FRONT GARDENS - INTERNAL DOWN LIGHTING - SOLAR POWER PANELS - SOLAR HOT WATER SYSTEM WITH GAS BOOSTER - 629SQM BLOCK - CLOSE TO SHOPPING, TRANSPORT AND MORE! I LOOK FORWARD TO SEEING YOU AT THE HOME OPEN. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.