

**30 Wayford Circle, Hocking, WA 6065**

**CENTURY 21**

**House For Sale**

Friday, 26 January 2024

30 Wayford Circle, Hocking, WA 6065

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 560 m2**

**Type: House**



Joe Morrow

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## Mid \$600Ks

Fantastic opportunity to secure this wonderful family home boasting generous size and popular design in a cul-de-sac location in Hocking. From the generous sized master bedroom to the multiple living areas and open plan living design, the home offers a functional floor plan for everyone to enjoy. Freshly painted, new carpets in the minor bedrooms and being ready to move straight into, this could be the one you've been looking for. Adjoining the main living area, the sliding doors lead to the paved outdoor entertaining area with a feature pitched patio and surrounded by easy-care gardens. Also features additional front parking ideal for caravan, boat, trailer, additional work vehicles etc. Conveniently situated on a 560 sqm block in a cul-de-sac location, walking distance to St Elizabeth's Catholic Primary School, Hocking Primary School and Gungurru Park, just minutes to Wyatt Grove Shopping Centre and within close proximity to public transport and major arterial routes, the home is ideal for the growing family. Don't miss out, call today for your viewing or for further information on the home!

Key features include:

- \* Tiled entry hall to front lounge
- \* Generous sized master bedroom inc two separate walk-in robes and ensuite bathroom with vanity sink, shower and toilet
- \* Super spacious open plan kitchen, family, dining and games area inc reverse cycle air-conditioning unit and gas point
- \* Large kitchen overlooking main living area inc fridge recess, microwave recess, built-in Westinghouse wall oven (new), walk-in pantry cupboard, s/s rangehood over Westinghouse s/s gas cooktop (new), double s/s sink, breakfast bar as well as loads of additional bench space and cupboard storage
- \* Bedroom 2
- \* Bedrooms 3 and 4 inc built-in robe recess (great size rooms)
- \* 2nd bathroom inc shower, vanity sink and bath, separate 2nd toilet
- \* Laundry inc s/s trough sink, bench space and walk-in linen cupboard recess
- \* Large, feature pitched patio over paved outdoor entertaining area surrounded by well-established and easy-care gardens and low maintenance paving
- \* Double garage with remote door, shoppers entry to kitchen and roller door access to the rear yard. Also features large driveway that comfortably parks additional vehicles as well as additional side parking space, ideal for caravans, boats, trailers, work vehicles etc
- \* Landscaped and paved with a large grassed front yard
- \* Gas instantaneous hot water system and garden shed
- \* Built in 2001 on 560 sqm with approximately 189 sqm internal living