

**33 Irvine Parade, Hammond Park, WA 6164**

**Sold House**

Thursday, 4 April 2024



33 Irvine Parade, Hammond Park, WA 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$850,000**

WOW, this one is not to be missed! Perfectly positioned in the heart of the Hammond Park, 33 Irvine Parade has everything you could need and more. This stunning 4 bedroom, 2 bathroom home is the perfect place to call your own. The center of this home is where the magic is, an open plan living area flows seamlessly from the kitchen to the dining area and out to the alfresco, making it the perfect spot to relax and entertain guests. The kitchen is a chef's dream, with stunning stone benchtops, stainless steel appliances, and a huge built in pantry. What more could you ask for? As you walk from the inside to out, you'll be captivated by a generously sized alfresco area that overlooks a picturesque pool area. This expansive outdoor space beckons you to unwind and entertain in style, offering the perfect setting for memorable gatherings and peaceful relaxation. The sleeping quarters is home to a primary suite, along with 3 family bedrooms. The main bedroom has the space for a king bed suite, a separate walk-in robe and ensuite bathroom featuring not only dual basins but a huge double shower. This really is the ultimate retreat! The family bedrooms are all double size and have built-in robes. These rooms are serviced by a main bathroom that is home to a deluxe vanity and separate bath and shower. The home also features a separate theatre room, perfect for movie nights or gaming sessions. Features of the property include: • Ducted reverse cycle air conditioning • Dishwasher • Low maintenance gardens, front and back • Downlights throughout • Stone benchtops • Breakfast bar • Solar system - 18 Panels • Walking distance to local schools, parks and shops

Approximate distances: • 14km to Fiona Stanley Hospital • 14km to St John of God Murdoch Hospital • 1 km Hammond Park Family Practice • 6.7km to Cockburn Gateway Shopping Centre • 900m to Hammond Park Primary School • 300m to Hammond Park Catholic Primary School • 400m Hammond Park Secondary College • 7km to Cockburn ARC • 2.6km to Aubin Grove Train Station

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.