

**34 Botany Parade, Hammond Park, WA 6164**

**House For Sale**

Wednesday, 25 October 2023



34 Botany Parade, Hammond Park, WA 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kirstin Dunn  
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## ALL OFFERS PRESENTED

Pure class and quality! This immaculate and truly beautiful four bedroom, two bathroom home has been finished to the highest standards and has a floor plan that has been carefully considered. Step inside and be greeted by a well-designed floor plan that maximizes space and natural light. The bedrooms are generously sized, providing ample room for relaxation and privacy. The bathrooms are modern and stylish, offering a touch of elegance to your daily routine. The heart of this home is the open-plan living area, perfect for entertaining guests or spending quality time with family. The kitchen boasts high-quality appliances, ample storage space, and a sleek design that will inspire your inner chef. Outside you will find an appealing maintenance free backyard, providing a serene and peaceful atmosphere. Whether you're enjoying a morning coffee on the patio or hosting a barbecue with friends, this outdoor space is sure to impress. Located in the desirable suburb of Hammond Park, this property offers convenient access to local amenities, schools, parks, and public transportation. With easy access to Kwinana Freeway, you'll have no trouble exploring the surrounding areas and enjoying all that this vibrant region has to offer.

**Ground Level:**

- Large theatre room positioned in the quiet front wing of the property
- The kitchen, living and dining spaces reside at the heart of the home with a convenient powder room, ideal for when you're entertaining guests
- Large linen closet
- Stunning kitchen hosts an abundance of storage space, stone benchtops, scullery and large walk in pantry.
- Laundry with shoppers door entrance to the double garage
- Patio entertainment area overlooking the stunning below ground swimming pool
- Quartz-like paving surrounds the pool and patio area with the patio floor being Jarrah-look ceramic plank paving

**Second Level:**

- Beautiful light filled living space with a beautiful balcony
- Primary suite with a his and hers walk in closet and luxury ensuite
- Three minor bedrooms all with built in wardrobes
- Well appointed family bathroom with bathtub

**Other Features and Inclusions:**

- Unrestricted views of Botany Park
- Ducted reverse cycle air conditioning
- Impressive outdoor entertaining area
- Lush front lawns automatically reticulated
- Gorgeous plantation shutters
- LED lighting throughout
- High quality wood look flooring
- External remote controlled roller shutters to front elevation and patio
- Security screens to front door, patio sliding doors and laundry side exit
- Alarm system

**Location Features:**

- Overlooks Botany Park with impressive children's playground
- 250m from Buttercups Childcare & Early Learning Centre
- 1.2km from The Park Hive shopping complex & The Quarie Bar & Brasserie
- 2.8km from Aubin Grove Station Carpark
- 2.7km from Harvest Lakes Shopping Complex
- 950m from Hammond Park Primary School
- 1.1km from Hammond Park Secondary College
- 2.9km from Jupiter Health Centre - GP, Dentist and Pharmacy

**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.