

35 Hocking Parade, Sorrento, WA 6020

Sold House

Friday, 3 November 2023

35 Hocking Parade, Sorrento, WA 6020

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 715 m²

Type: House



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\$1,365,000

This contemporary interpretation of a classic Sorrento design offers a 4-bedroom, 2-bathroom residence with an open-plan layout, situated in one of the most coveted locations in Sorrento. At first glance, the home presents clean and understated lines that belie the ample interior space and high-quality finishes. The exterior boasts a below-ground pool with Fremantle stone paving, secured by a glass safety fence, all set within an easily maintainable garden landscape. Upon entering, the foyer opens to a cosy sitting area and a lounge that offers a view of the pool area. The heart of the home is a well-integrated open-concept space, encompassing the living, dining, and kitchen areas. The kitchen showcases luxurious granite countertops and modern stainless-steel appliances. Adjacent to this space is a covered alfresco area, seamlessly extending the living area outdoors. The accommodation wing features three spacious minor bedrooms, each equipped with built-in robes. The master bedroom is a sanctuary, complete with a generously sized mirrored built-in robe and an ensuite featuring double vanities, a bathtub, a shower, and a toilet. Step outside, and a gabled polycarbonate-roofed alfresco space offers abundant room for both play and entertainment. This area flows naturally into a low-maintenance grass yard. The property's location is truly exceptional, with Sacred Heart College literally next door, and a short walk leading to Sorrento Beach, Hillarys Marina, Seacrest Park, and an array of high-quality restaurants and cafes. Sorrento takes pride in its diverse range of family-oriented and community-minded sporting clubs, thoughtfully catering to a wide age group. Notably, the Sorrento Surf Life Saving Club adds to this tapestry of options, ensuring an active and inclusive environment for all. The forward-thinking design of the property allows for potential expansion. The option to add a second storey provides the opportunity to capture ocean views, making the property adaptable to changing needs and adding resale value. With its flexible layout and growth potential, this property is ideal for a young, expanding family seeking a home that can evolve with their needs over time, while also serving as a valuable investment for the future.

Special Features

- Below ground pool
- Fremantle Stone paving
- Ducted evaporative air-conditioning
- 30m to Sacred Heart College
- Ample additional parking
- Large porcelain tiling to main areas
- Timber skirting throughout
- Neutral décor
- Solar hot water
- Entry • Double door entry including secure mesh screen doors
- Large foyer sitting area
- Led lighting
- Lounge • Carpet
- Roller blinds
- Tinted windows
- Led lighting
- Bedroom 1 • Carpet
- Dual screen roller blinds
- Three door mirrored robe
- Led lighting
- Ensuite • Wc
- Bath
- Shower
- Dual marble top vanities
- Bedroom 2 • Carpet
- Built-in robe
- Curtains
- Led lighting
- Bathroom • Shower
- Bath
- Single vanity
- Led lighting
- Laundry • Ample storage including overhead cupboards
- Wc
- Sliding door access outside
- Bedroom 3 • Carpet
- Built-in robe
- Curtains
- Led lighting
- Bed 4 • Carpet
- Built-in robe
- Curtains
- Led lighting
- Living • Built-in tv cabinet
- Dining • Tinted windows
- Roller blinds
- Sliding door access to alfresco with security door
- Kitchen • Black granite bench tops
- SOLT dishwasher
- De'longhi stainless steel electric oven, 4 burner gas hotplate, stainless steel rangehood
- Large pantry
- Appliance shelf
- Alfresco • Gabled roof clear poly sheeting
- Access to lockable double garage
- External • Reticulated gardens
- Glass fenced pool area at the front of the home
- Kids sand pit
- Vegetable garden

Location

Sacred Heart College 30m
Sorrento Primary School 1.2km
Duncraig senior High School Sorrento Beach 450m
Hillarys Marina 760m
Aqwa 1 km
White Salt Café 630m
Seacrest Park 120m

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