

**36 Kentucky Boulevard, Hocking, WA 6065**

**slp.**

**House For Sale**

Wednesday, 10 January 2024

36 Kentucky Boulevard, Hocking, WA 6065

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 533 m2**

**Type: House**



Denis Sauzier  
0421447582

## Inviting offers over \$699,000

**\*\* Twilight Viewing: Thursday 11th Jan @ 6.30 PM \*\***Boasting a multitude of living areas with ample space for everyone, you can move your family straight into this modern four-bedroom home with absolutely no work to do and enjoy spacious, contemporary living in this sought after pocket of homes in Hocking! 36 Kentucky is located within walking distance to bus stops and parks, moments to Wyatt Grove shopping Centre (Woolworths etc), Hocking Primary and St Elizabeth's School, and is an easy 25-minute commute to Perth CBD. The carpeted formal lounge / theatre at the front showcases a bright outlook through a large feature window, and the separate open-plan living/dining area with stylish floating timber floor provides plenty of space for family living. There is also a Games Room (currently used as a bar and entertaining room) towards the end of the open plan informal living area - ensuring plenty of living areas and space for the whole family. An additional study nook / activity area off the living area offers a generous workspace, and the well-presented modern kitchen features gas cooking, a large corner pantry and stainless steel appliances including dishwasher. The living and dining areas both open to a huge covered & timber lined entertainer's patio that flows to the manicured lawn plus extra paved entertaining space in the generous fenced backyard with shed. There is a bright modern ensuite with over-sized shower to the carpeted master bedroom, and three additional good-sized bedrooms (all capable of accommodating Queen size beds) which share the immaculate main bathroom with separate bath and shower. Solar hot water will reduce your energy bills, and the double lock-up garage joins extra off-street parking on the paved driveway at front. Extra features: ducted evaporative aircon / alarm system / solar hot water / shoppers entry from garage & much more!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.