

**38 Nganka Way, Hannans, WA 6430**

**Professionals**

**Sold House**

Saturday, 17 February 2024

38 Nganka Way, Hannans, WA 6430

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 423 m2**

**Type: House**



Team Platinum  
0890809200



Rosemarie Western  
0439263813

**\$525,000**

Welcome to your dream home in the sought-after Hannan's neighbourhood! This immaculate property, built in approximately 2008, boasts a perfect blend of modern comfort and timeless elegance. Features Include: • 4 bedrooms (WIR to master and BIR to minor) • 2 Bathrooms & 2 toilets • Large Open Plan kitchen/dining/lounge • Kitchen complete with double draw dishwasher and large 5 burner stove • Second Lounge room • Evaporative Air conditioning • Natural Gas (Gas Bayonet for heating, Instantaneous gas hot water system, gas cooking) • Spacious patio • Double roller door garage • Low maintenance, established lawns and gardens • Garden Shed • Built in approx. 2008 • Short distance from Hannans Primary, Hannans Boulevard & Karlkurla Bushland Park • 423m<sup>2</sup> block This home is an ideal haven for families, combining functionality, style, and a superb location. Don't miss the opportunity to make this house your new home!

**\*\*Conjunctionals Welcomed Disclaimer:** Whilst every care has been taken in the preparation of this advertisement, accuracy can not be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants and purchasers should make their own enquiries to satisfy themselves on the pertinent matters. Details herein do not constitute any representation by the owner or the agent and are expressly excluded from any contract.