

42 Eradu Ramble, Hocking, WA 6065

slp.

House For Sale

Tuesday, 30 January 2024

42 Eradu Ramble, Hocking, WA 6065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 713 m²

Type: House



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Inviting Offers Starting in the Mid \$700,000's

Welcome to 42 Eradu Ramble... tucked away on a quiet, leafy street in the popular suburb of Hocking. Boasting just shy of a 30 metre frontage and a 713sqm block, this great property offers a multitude of options. Not only is the block a generous size, the home itself boasts over 200sqm of living area alone!! On offer are 4 bedrooms as well as a dedicated home office (potential 5th bedroom), formal lounge and dining, informal open plan meals and family area and then a dedicated games room. High ceilings to the open plan and games rooms give this home that 'extra something'. Once that you see the outdoor area and the amount of space on offer where you can park your caravan / boat or put that large workshop that you've always wanted, this great property will be hard to resist! Features and attributes include:*

- Impressive street appeal with manicured flowerbeds - 29.9m of frontage and a fully paved 'verge to letterbox' area which allow for lots of extra parking space out the front. There is a separate & gated side access behind which a large caravan is housed.
- * Entry foyer which leads to the formal lounge and dining to one side and to the dedicated home office and master suite to the left.
- ** Spacious Master Suite with walk in robe, ducted air and well appointed ensuite.
- * All road facing rooms as well as another 2 minor beds are fitted with electric roller shutters - Ideal for insulation / sound / light / security.
- * Formal lounge and dining
- * Open plan informal meals, family and kitchen
- * Super functional kitchen with ample storage, large fridge recess, 900mm gas cooktop, electric oven, corner pantry and shoppers entry from the garage.
- * Large, dedicated Games Room with double door entry, gorgeous high ceilings and doors leading out to the entertaining area and back garden
- * Great size minor beds as the photos and floorplan will show (all with ducted R/C aircon, ceiling fans and either built in robes or walk in)
- * Functional main family bathroom
- * Great laundry
- * Large, flat roof patio (with laser light sheets to allow natural light through) spans the side of the home, from the garage to the rear of the home.
- * Beautiful, reticulated lawns and flower beds
- * side access, paved area for extra cars / caravan / boat etc 2 sheds and so much more!

Extra features include:- Solar panels- Ducted and zoned R/C air conditioning- Electric shutter blinds- Gas bayonettes x 2 (including one in the patio for your natural gas BBQ or pizza oven- Upgraded outdoor GPO for powering caravan when parked

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.