

55 Kirkstall Drive, Hocking, WA 6065



House For Sale

Thursday, 16 November 2023

55 Kirkstall Drive, Hocking, WA 6065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 536 m2

Type: House



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\$629,000+

Nestled on a commanding corner block and recently refreshed throughout, this fantastic 4 bedroom 2 bathroom family home provides you with so many reasons to call it your own, leaving you with very little to do, other than to simply bring your belongings and move straight on in. The front lounge and formal-dining rooms make an instant first impression and offer an example of the floor plan's fabulous functionality here, able to be set up any which way you like. Also at the front of the house is the large master-bedroom suite where a walk-in wardrobe is complemented by an intimate ensuite bathroom with a shower, toilet and vanity. The spacious open-plan family, meals, games and kitchen area is an expansive hub of the layout, featuring gas-bayonet heating, a step-in corner pantry, double sinks, a Nobel gas cooktop, an Eko Master Series oven and a dishwasher. All three spare bedrooms have built-in robes of their own, with a light and bright main family bathroom catering for everybody's personal needs in the form of a shower and separate bathtub. Outdoors and off the main living zone sits a delightful pitched entertaining patio down the side, comprising of an under-cover clothesline that protects all of your washing from the elements. A separate pitched gazebo/patio at the rear is perfect for when extra entertaining space is required and overlooks what is essentially a "blank canvas" of a backyard-lawn area that leaves more than enough room for a future swimming pool, if you are that way inclined. St Elizabeth's Catholic Primary School is just around the corner and only walking distance away, as are bus stops, lush local parklands (including Bembridge Park and the leafy Gungurru Park), the Wyatt Grove Shopping Centre and even Hocking Primary School. The likes of Wanneroo Secondary College, more shopping at Wanneroo Central, picturesque Lake Joondalup, Edgewater Train Station and the freeway are all very much within arm's reach themselves, adding sublime convenience to this desirable corner location. A fresh perspective on life awaits you here, from within these walls! Other features include, but are not limited to: - Freshly painted throughout - including ceilings, walls, doors, gutter, fascia and the pergola outside - New carpets (bedrooms) and floor coverings throughout - Fresh low-maintenance timber-look floors to the living areas - Practical laundry with a walk-in linen press, separate 2nd toilet and external/side access - Solar-power panels - Ducted reverse-cycle air-conditioning system - Security-alarm system - Manual security roller shutters to front windows - New blinds - Gas hot-water system - Reticulation - Rear garden shed - Remote-controlled double lock-up garage - with internal shopper's entry via the kitchen - Two side-access gates - Solid brick-and-tile construction - 536sqm (approx.) corner block - Built in 2002 (approx.)