

# 7 Yarra Prom, Hammond Park, WA 6164



## House For Sale

Wednesday, 3 January 2024

7 Yarra Prom, Hammond Park, WA 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 333 m2

Type: House



Lee Tamblin

## Expression Of Interest

\*\*\*For Sale by "Expressions of Interest" with all offers to be submitted by Tuesday, 9th January 2024 at 4.00pm (AWST) (The seller reserves the right to accept an offer prior)\*\*\*Discover unparalleled convenience in the heart of Hammond Park at 7 Yarra Promenade. This charming three bedroom, two bathroom cottage offers a perfect blend of comfort and accessibility, catering to first-time homebuyers, investors or downsizers. Set against the picturesque backdrop of Duggan Park, this property presents an ideal opportunity to embrace the thriving Hammond Park community. Property Highlights: \* Prime Location: Central hub with all essential services within reach \* Scenic Views: Overlooks the serene Duggan Park, featuring green spaces and playgrounds \* Ideal for Various Buyers: Perfect fit for first-time buyers, investors, and downsizers \* Convenient Amenities: Accessible to local brasseries, shops, and parks for leisure and daily necessities \* Easy Commute: Minutes away from freeway access for hassle-free travel \* Low Maintenance: Lock-and-leave property for convenient lifestyle \* Energy Efficiency: Equipped with solar panels for reduced power bills \* Year-Round Comfort: Split system air conditioning throughout the property \* Rent Appraisal: (from Independent property manager) of \$620 per week. Interior Features: \* Master Bedroom with walk-in robe \* Two Minor Bedrooms with built-in robes \* Two Black and White Themed Bathrooms \* Open Plan Family, Kitchen, and Dining area with gas bayonet \* Separate Lounge room with elegant French doors \* Well-equipped Kitchen with pantry and quality appliances \* Laundry area with WC, storage room, and linen pantry nearby \* Carpets and laminate wood flooring throughout Exterior Features: \* Alfresco/Patio area for outdoor enjoyment \* Solar power panels for energy efficiency \* Security Cameras for added safety \* Gas Storage Hot Water System \* Small Garden and Storage Shed \* 148sqm of living \* 333sqm block \* Built in 2007 Local Amenities (Within Proximity): \* 1 minute walk to The Park Hive IGA \* 1 minute walk to The Quarie Bar & Brasserie \* Duggan Park with playground just across the front of the house \* 2 minute walk to the nearest bus stop \* 1.1km to Hammond Park Primary School \* 1.4km to Aubin Grove Train Station \* 1.5km to Freeway entrances \* 1.9km to Harvest Lakes Shopping Centre \* 2.2km to Thomsons Lake Nature Reserve \* 4.6km to Cockburn Gateway Shopping Center Property Code: 58