

8 Athens Lane, Hocking, WA 6065

slp.

House For Sale

Thursday, 21 December 2023

8 Athens Lane, Hocking, WA 6065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Denis Sauzier
0421447582

Offers Starting on the High \$600,000's

**** GRAND OPENING THIS SATURDAY 23rd DECEMBER 2.00PM - 2.30PM ** * MORE PHOTOS OF THE INSIDE COMING SOON *THE DENIS SAUZIER TEAM ARE VERY EXCITED TO BRING TO MARKET THIS FABULOUS 4X2 HOME - PERFECTLY POSITIONED ON A 549M2 BLOCK NESTLED ON ONE OF THE SUBURBS BEST LOCATIONS STREETS. ATHENS LANE IS A STONE THROW FROM ALL THE GREAT AMENITIES HOCKING HAS TO OFFER. JUST A SHORT STROLL TO WYATT GROVE SHOPPING CENTRE, HOCKING PRIMARY SCHOOL AND ST ELIZABETH'S CATHOLIC PRIMARY SCHOOL AS WELL AS BEING ONLY A HOP, STEP AND A JUMP AWAY FROM A NUMBER OF LOVELY GREEN PARKS AND PUBLIC TRANSPORT. THIS FOUR BEDROOM HOME IS COMPLETE WITH MULTIPLE LIVING AREAS, GOOD SIZED ROOMS, SPLIT SYSTEM AIR CONDITIONING, ENCLOSED STORAGE AREA ADJACENT TO GARAGE, LOW MAINTENANCE LANDSCAPING INCLUDING ARTIFICIAL LAWN, MODERN FINISHINGS, SOLAR PANELS, ALARM - HOWEVER THE REAL WOW FACTOR HERE... THE OUTDOOR ENTERTAINING!! LET THE PICTURES DO THE TALKING AS YOU SEE WHAT'S ON OFFER, NOT ONLY IS THERE A LARGE PITCHED PATIO STRETCHING DOWN THE SIDE OF THE HOME, THERE IS ALSO A RAISED DECKED AND PARTIALLY ENCLOSED PATIO AND PLENTY OF ROOM TO HAVE A DINING OR LOUNGE AREA OFF TO THE SIDE ALLOWING FOR THE PERFECT DAY OR EVENING OF ENTERTAINING WITH FRIENDS AND FAMILY. THE SHADED AREA IS EVEN FURTHER EXTENDED BY THE 2 SHADE SAILS OFFERING COOL SHADE AND COVER FOR THE UPCOMING HOT MONTHS.FEATURES: - - IMPRESSIVE MODERN STREET FACADE - EXTRA WIDE DRIVE ALLOWING FOR THREE CARS TO BE PARKED IN THE DRIVEWAY AS WELL AS A DOUBLE LOCK UP GARAGE - MASTER BEDROOM WITH FULL HEIGHT WINDOWS (WITH ELECTRIC SHUTTER BLIND) ALLOWING FOR LOADS OF NATURAL LIGHT AND WARMTH AS WELL AS A SPLIT SYSTEM AIR CONDITIONING UNIT GUARANTEEING COMFORT ALL YEAR ROUND - GOOD SIZED WALK IN ROBE AND ENSUITE - LARGE CARPETED FORMAL LOUNGE / OPEN THEATRE OFF THE ENTRY - WALK THROUGH TO INFORMAL LIVING AREA WHICH COMPRISES OF LOUNGE, DINING AND GAMES - THE GAMES ROOM HAS TWO LARGE STORAGE CUPBOARDS WITH DOUBLE SLIDING DOORS AS WELL AS ANOTHER SPLIT SYSTEM UNIT - THE LOUNGE HAS BEEN TASTEFULLY FINISHED WITH A MODERN CLADDING FEATURE WALL BEHIND THE TV- SLIDING DOORS OFF BOTH THE LOUNGE AND THE GAMES ROOM LEAD YOU OUTSIDE TO THE AWESOME ENTERTAINING AREA THIS HOME HAS TO OFFER! TWO SEPARATE PATIO AREAS, 2 X SHADE SAILS, ARTIFICIAL LAWN, POWERED GARDEN SHED (WITH LIGHT) FOR EXTRA STORAGE - WELL APPOINTED KITCHEN WITH SHOPPERS ENTRY THROUGH TO GARAGE - ALL THREE MINOR BEDROOMS ARE DOUBLE SIZED AND EACH HOUSE THEIR OWN SPLIT SYSTEM AIR CONDITIONING UNIT. EACH ROOM HAS HAD A ROBE FITTED, ALTHOUGH FREE STANDING THE SELLER WILL BE LEAVING AS PART OF THE SALE! - MAIN BATHROOM INCLUDES GLASS SCREEN SHOWER, BATH AND VANITY - A LITTLE UNIQUE EXTRA IN THE LAUNDRY... A HAIR DRESSING BASIN! PERFECT FOR A HAIRDRESSER WORKING FROM HOME OR MOTIVATION FOR A NEW BUSINESS VENTURE?! DON'T MISS OUT ON THIS ONE GUYS, REGISTER YOUR INTEREST TODAY BY CALLING DENIS ON 0421 447 582 TO ARRANGE YOUR PRIVATE INSPECTION.**

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