

# 8 Hartford Ramble, Currambine, WA 6028



## Sold House

Thursday, 14 September 2023

8 Hartford Ramble, Currambine, WA 6028

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 547 m2

Type: House

**\$711,000**

UNDER OFFER, UNDER OFFER, UNDER OFFER Welcome to 8 Hartford Ramble in Currambine, WA, your ideal family sanctuary. This contemporary 4-bedroom, 2-bathroom residence embodies modern elegance and comfort in a prime location. Step into a bright foyer that seamlessly flows into the spacious entrance lounge and open plan living, dining, and kitchen areas beyond. The kitchen features 4 burner gas cooktop, brand new Bosch oven, breakfast bar and plenty of bench space, perfect for any home chef. It's also the ideal spot to watch the family run and play in the alfresco and private gardens beyond. The King-sized master suite offers plenty of room with a walk-in robe and en-suite bathroom, while three additional bedrooms provide versatile options for family, guests, or a home office. A well-equipped family bathroom, and separate WC ensures convenience for all. This family-friendly neighbourhood is close to great schools, shopping centres, and parks, ensuring a convenient and enjoyable lifestyle. Just a 4-minute drive to the coast and with easy access to transportation, major roadways and rail links to the city, this home perfectly balances suburban tranquility with urban convenience. Don't miss your chance to make 8 Hartford Ramble your new home! We look forward to seeing you at the home open. Welcome home!

**FEATURES YOU WILL LOVE** Single entrance door and covered entrance Large master suite featuring ensuite bathroom, walk-in-robe and separate split system air-conditioning. Master ensuite features single vanity, shower and WC Large entrance lounge with space for seating and study nook Open plan living, kitchen and dining area Kitchen features 4 burner gas hob, brand new 600mm Bosch oven, pantry cupboard and plenty of bench space Open plan kitchen, dining and lounge flow seamlessly to the undercover alfresco 3 good sized minor bedrooms all with double built in robes Well-equipped family bathroom with bath, single vanity and shower Laundry with space for both a washer and dryer, also featuring a sink, worktops, storage, large linen closet and direct access to external drying Double garage Freshly painted throughout in neutral colours

**OUTSIDE:** Peaceful undercover alfresco flows directly off of the main open plan living space Large, grassed areas provide space for children and pets to play Poured aggregate driveway and alfresco are bright and modern Shed – Large colorbond sheds provides fantastic storage opportunities Fujitsu reverse cycle central air conditioning located in the main open plan, plus split system in the Master bedroom and gas bayonet in the open plan 1.5kw solar panel system (8 panels) Details you will need: Council Rates: \$1,897 per annum (approx.) Water Rates: \$1,278 per annum (approx.) Three phase power Built in 1993 547 sqm block Approx 159 sqm living

**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. 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.