

# 9 Dorsal Bend, Hammond Park, WA 6164

## Sold House

Thursday, 26 October 2023



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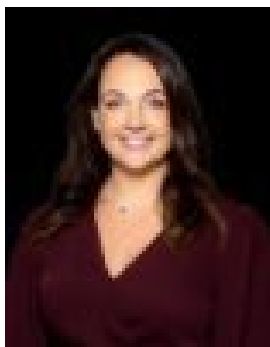
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 439 m2

Type: House



Kirstin Dunn  
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**\$670,000**

QUAINT CORNER BLOCK! Welcome to 9 Dorsal Bend, located in the highly sought-after suburb of Hammond Park. This lovely four bedroom, two bathroom house is ready for its new owners, presenting an incredible opportunity for buyers looking for their dream home or high yield investment. As you step inside, you will be greeted by a spacious and inviting interior that exudes comfort and style. The open-plan living and dining area seamlessly connects with the modern kitchen, creating a perfect space for entertaining family and friends. The kitchen boasts high-quality appliances, ample storage space, and a breakfast bar for casual dining. The property offers four generously sized bedrooms, providing plenty of space for a growing family or accommodating guests. The master bedroom features a private ensuite, ensuring a peaceful retreat after a long day. The remaining bedrooms are serviced by a well-appointed main bathroom. Features & Inclusions:

- Primary bedroom with built-in wardrobe and ceiling fan
- Three minor bedrooms all with built-in wardrobes
- Ensuite bathroom with double shower, double basins to the vanity and separate toilet
- Main bathroom with bath, shower and vanity
- Open plan kitchen, meals and family rooms with gas point and ceiling fan
- Kitchen boasting gas hot plates, range hood, electric oven, walk in pantry, dishwasher, double sink and large breakfast bench
- Sunken theatre room with gas point and ceiling fan
- Rear access through double gates from cul de sac
- Double garage
- Patio entertainment area
- Ducted evaporative air conditioning
- Gas instant hot water system

Property Facts:

- Council Rates: \$2,010.86 approx.
- Water Rates: \$1,354.56 approx.
- Built 2007

Located just a short walk to Aubin Grove Train Station and The Hive Shopping Centre this home is one not to be missed. Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.