

# 9 Hampton Road, Pinjarra, WA 6208

CENTURY 21

## Sold House

Thursday, 21 March 2024

9 Hampton Road, Pinjarra, WA 6208

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1092 m2

Type: House



Jon KennyLevick  
0895813399

**\$820,000**

Jon Kenny-Levick welcomes you to 9 Hampton Road, Pinjarra, an incredibly spacious 5-bedroom home with two bathrooms, a study, and multiple indoor and outdoor living areas. Situated on a sprawling 1093 sqm block, this home seamlessly combines comfort, style, and functionality to create the perfect setting for living, entertaining, and busy family life. If space is a requirement then look no further! A tranquil fish pond sets the tone for the serenity that awaits, stepping inside where you are greeted by the formal lounge and dining room, providing elegant spaces for hosting guests or enjoying quiet moments of reflection. The open-plan living and dining area will be where the family will gather together, warmed by the crackling wood fire during the winter months. For the culinary enthusiast, the chef-worthy kitchen is thoughtfully designed and meticulously appointed, boasting everything the home cook desires, with a double wall oven, gas cook top, dishwasher, central island for food preparation and a breakfast bar for casual dining. The view to the outdoor entertaining area not only provides an abundance of natural light, but also allows you to keep an eye on the children at play. The spacious games room is located off this area and can be closed off for privacy with the double French doors. With its close proximity to the kitchen, grabbing the popcorn on movie nights will be easy! The king sized master bedroom will be a welcome retreat, and boasts not only triple built in robes, but also a walk in robe for storage needs. The ensuite features a soothing corner spa bath, shower and separate toilet. Minor bedrooms are all a very good size and feature double built in robes. New carpet have been installed throughout the home and there is evaporative air conditioning for your comfort. Storage needs are met with a walk in linen cupboard located next to the laundry and two built in linen cupboards in the hallway. The highlight of this incredible property is undoubtedly the inviting pool and gabled alfresco entertaining area, where you can soak up the sun and enjoy endless summer fun with loved ones. Whether it's a refreshing dip on a hot day or a relaxing evening under the stars, this pool area is sure to be the beginning of many cherished memories. The reticulated tropical gardens not only provide shade, but a beautiful, backdrop with a resort feel. This is summer living at its best. There is a sprinkle of country charm here with fruit trees and a large bird aviary, perfect for a chicken or two! The clever location of the workshop to the left of the property will prove appealing to the home handyman, or those running their own business with ample handstand parking that does not impact on the driveway to the double garage for your family and friends to park. There is plenty of room here to store the caravan or boat. Both even! Features you will love: Five bedrooms, two bathrooms Formal lounge and dining and games room Evaporative air conditioning and wood fire Open plan living with views over the pool Study for those who work from home or need a quiet space to focus Plenty of storage options with walk in and built in linen cupboards New carpets have been installed throughout and the home is freshly painted Fantastic sparkling below ground pool and gabled entertaining area Large 1093 sqm block Double garage with shopper's entrance 9m x 6m (approx.) powered workshop with handstand parking Shire Rates - \$2,380.00 (approx.) per year Water Rates - \$1,526.00 (approx.) per year Located close to the Golf Course, you are only minutes away from the vibrant Pinjarra Town Centre where you will find shopping and cafes as well as unique vintage and homewares stores. Alternatively explore the region that is renowned for its beautiful waterways and forest trails. Enjoy all that country life has to offer and the ease of commute to Mandurah in under 20 minutes or to Perth in an hour via the Forrest Highway (times are approximate). Don't miss your chance to experience the lifestyle you've been dreaming of – schedule your viewing of 9 Hampton Road today! **DISCLAIMER:** This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however buyers must make their own independent inquiries and must rely on their own personal judgement about the information included in this advertisement. Century 21 Coast Realty provides this information without any express or implied warranty as to its accuracy or currency.