

123A Hancock Street, Doubleview, WA 6018

House For Sale

Wednesday, 10 July 2024

123A Hancock Street, Doubleview, WA 6018

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 264 m2

Type: House



Dirk Jooste

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All Offers Presented

Suits Buyers Around \$1,500,000. The owner reserves the right to accept an offer prior 24.07.24 without further notice. Stunning recent renovations ensure that this impressive 3 bedroom 2 bathroom plus study residence is fully-equipped for quality modern living of the low-maintenance "lock-up-and-leave" variety, in the most sought-after of convenient locations. This one is more than just your average home - it truly is a unique and immaculate abode that even lends itself to Airbnb or short-stay-accommodation potential, with the entire upper level and entry foyer able to be locked off from the home's main hub. Otherwise, it works well as a stylish & free-flowing haven of class and comfort. Downstairs, a carpeted study by the front door has its own split-system air-conditioning unit for climate control, with the remote-controlled double lock-up garage also carpeted under foot and comprising of its own storage area & a handy shopper's access door. Double doors reveal an impeccable open-plan family, dining and kitchen area, where most of your casual time will undoubtedly be spent. An under-stair storeroom doubles as a wine cellar with racking and extra storage, whilst the kitchen itself oozes class in the form of a striking recessed ceiling, a remote-controlled blind, a full-height double storage pantry with pull-out drawers, an integrated Fisher and Paykel double-door refrigerator & freezer-drawer, an integrated Schweigen range hood, an Asko Induction cooktop, an under-bench combi/steam oven of the same brand, an integrated Asko dishwasher, sparkling stone bench tops and splashbacks, sleek white cabinetry, a breakfast bar with additional built-in storage, a large Franke sinks & bonus microwave & appliance nooks. Also on the lower level is a well-appointed laundry off the kitchen that doubles as a butler's pantry with over-head & under-bench cupboard storage, more stone bench tops and access out to the side drying courtyard. A light, bright and spacious master-bedroom suite at the rear boasts a ceiling fan, walk-in wardrobe, a remote-controlled block-out blind, direct access to the splendid north-facing backyard and a sumptuous fully-tiled ensuite bathroom - comprising of a shower, stone vanity, under-bench storage, a heat lamp and access into a fully-tiled two-way powder room with its own stone vanity and connecting storage. Off the family room, a fabulous timber-lined outdoor alfresco-entertaining area takes centre stage, enhancing everybody's experience with its ceiling fan, wall heater, dimmer lights and seamless integration with the honed-terrazzo back courtyard - the ideal place to sit and relax as the afternoon sun drops over. Upstairs, a carpeted lounge room offers a flexible fourth-bedroom option and opens out on to its own private front balcony, benefitting from the leafiest of aspects. Massive queen-sized second and third bedrooms have their own ceiling fans and built-in robes, with the latter enjoying semi-ensuite access through to the light-filled main bathroom - shower, separate bathtub, toilet, stone vanity, under-bench storage & all. Walk up to Newborough Primary School and the Karrinyup Leisure Centre or down to coffee at Little Sisto and fantastic food options along Sackville Terrace. Additionally, this prime position allows you to stroll to bus stops and lush local parklands, with St Dominic's Primary School, the International School of Western Australia, glorious Scarborough Beach & the new-look Karrinyup Shopping Centre redevelopment all just minutes away in their own right. Even the freeway, Stirling Train Station, more shopping at Primewest Gwelup & Westfield Innaloo, Churchlands Senior High School, Hale School, Newman College and St Mary's Anglican Girls' School are all within an extremely close proximity. With all of the hard work already done for you here, this flawless street-front special is bound to tick every single one of your boxes!

AT A GLANCE 3 bedrooms, 2 bathrooms Fully renovated throughout Secure entry foyer/vestibule with lockable French, study and garage doors Stunning 21-light LED chandelier to the entry foyer Front study with its own split-system air-conditioner Newly-renovated kitchen in 2022 - with a remote-controlled blind, top-quality ASKO cooking appliances, a silent Schweigen range hood, integrated (ASKO) dishwasher and more Downstairs master-bedroom suite with a WIR, fan and remote-controlled block-out blind Backyard access from the master suite Fully-tiled master-ensuite bathroom with powder-room access Upstairs lounge room with its own balcony Double BIR's to the 2nd bedroom Triple BIR's to the 3rd bedroom Semi-ensuite main upper-level bathroom with a bath and shower Under-stair wine cellar with storage and space to hold up to four-dozen bottles Single linen press upstairs Outdoor alfresco-entertaining area with an over-head fan and wall heater Eastern States Blackbutt wooden floorboards - sanded & re-sealed in 2022 Quality bedroom, lounge and study carpets (installed in 2022) Quality "Q Stone" bench tops throughout 6.6kW solar power-panel system (with a 5kW inverter) Ducted and zoned reverse-cycle air-conditioning system (all ducts replaced) Ducted-vacuum system Security-alarm system LED lighting throughout (with dimmer down lights to the alfresco and upstairs areas) Dux gas hot-water system (installed in 2022) Reticulation Easy-care gardens & front-yard lawn Exposed terrazzo to the front of the property Rear/side access gate to the back courtyard

SURVEY STRATA low-maintenance 264sqm (approx.) street-front block

Disclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and

the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.