

# 18 Hamlet Pass, Pinjarra, WA, 6208

Mandurah

## House For Sale

Wednesday, 25 September 2024

18 Hamlet Pass, Pinjarra, WA, 6208

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Michael Goodwin  
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Christine Goodwin  
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## Charming Family Home at 18 Hamlet Pass, Pinjarra

Step into the perfect blend of comfort and style at 18 Hamlet Pass, Pinjarra. Built in 2007, this large quality built and well-appointed 4-bedroom, 2-bathroom home has everything a growing family or savvy buyer could desire. With a thoughtful design and an array of modern features, this property is the definition of practical luxury.

As you walk through the front door, you'll step into a welcoming hallway that leads you to the heart of the home—a spacious, open living area that combines the kitchen, meals, family and games room spaces, all accentuated by stylish recessed ceilings.

The kitchen is a chef's dream with a plumbed fridge/freezer recess, a dishwasher and ample cabinetry. A large family area invites gatherings, while the separate theatre room at the front of the home, accessed through elegant French doors, offers the perfect space for cozy movie nights. If you're in the mood for fun and games, head over to the dedicated games-room, also showcasing recessed ceilings, adding a touch of elegance.

The sleeping quarters are equally impressive. The master bedroom boasts a his-and-hers walk-in robe and a newly re-grouted ensuite featuring dual shower heads for ultimate convenience. Bedrooms 2 and 3 are generously sized to fit queen beds, each with built-in wardrobes, while bedroom 4 comfortably fits a double bed also with a built in robe.

Throughout the home, tiles flow seamlessly through the kitchen, dining and living areas, while plush carpet adds warmth to the bedrooms and theatre room.

Step outside to discover the alfresco dining area and a large gabled patio—perfect for entertaining, this outdoor haven is ideal for weekend barbecues and family gatherings.

The front yard is fully reticulated, while the rear yard remains a blank canvas ready for your personal touch. The 6m x 3.5m shed offers ample storage space for tools or hobbies.

This home is packed with features that make day-to-day living a breeze. Enjoy year-round comfort with a Daikin ducted reverse cycle air conditioning system and energy efficiency thanks to 24 solar panels and a gas storage hot water system.

The extra-large double garage is designed to fit a 4x4 with ease and the home is equipped with 3-phase power, NBN connectivity and natural gas.

This home is just minutes from schools, shops, parks and transport options, offering the perfect mix of convenience and tranquillity and only a 10 minutes' drive to the freeway.

- Ducted reverse cycle air conditioning (Daikin)
- 24 solar panels for energy saving
- 3 phase power, natural gas connected
- Recessed ceilings, French doors, insulated
- Extra large garage for 4 x 4 vehicles

Whether you're looking to settle in and enjoy as is, or add your personal touches, 18 Hamlet Pass provides endless possibilities for both comfort and lifestyle.

Call Michael on 0417 927 159 or Christine on 0404 048 880 today!

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