

24 Amery Road, Hocking, WA 6065

slp.

House For Sale

Wednesday, 10 July 2024

24 Amery Road, Hocking, WA 6065

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 606 m2

Type: House



Denis Sauzier
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Best Offer Over \$899,000

**** Grand Opening: Sunday 14th July 12 noon - 12.30pm ****Set on a generous 606sqm corner block literally opposite Hocking's beautiful and expansive 'Amery Park', this stunning family home is absolutely packed with quality features and is sure to impress! Proudly brought to you by the Denis Sauzier Team - Hocking's Trusted Market Opinion; this impressive Ventura built home (whose design is aptly known as the 'Princeton') boasts many high end finishings, offers a wonderful mix of living areas, high ceilings, spacious bedrooms for the growing family and great outdoor entertaining plus space for kids and pets to play. To top it all off, this fabulous property also has the following 2 'rare' offerings: 1. A very long (12m x 3.1m) patio behind lock up gate which offers a 3.1m clearance under which you can safely park your boat / caravan or extra vehicles! 2. A fully powered, (7.8m long x 3.1m wide) shed / workshop - with personal access door and roller door on the end. Sitting on a 100mm reinforced concrete floor & with the ability to create side access driveway off road. With its 2.4m high clearance, this is the perfect Man Cave.* Great street appeal from it's commanding corner block position opposite the park* Large, extra wide paved driveway with plenty of extra parking* Manicured front lawn and flower beds* Double door entry with security screen doors* Entry with 32c ceilings* A sumptuous Master Suite which also boasts a spacious 'Parents Retreat' - this would make a great Nursery or Office for the work from home owner. The Master offers walk in robe, 32c ceilings and a recessed wall.* The ensuite is huge and beautifully appointed with corner spa bath, double vanity, glass shower cubicle, heating bulbs and separate W/C. * Step into the expansive open plan living area and be greeted by 2 'Keylite Roof Windows' with blinds and remote - these are an amazing addition as skylights and you have full control over how much natural light you want streaming into your living area! * The open plan informal living comprises of meals and living with 32c ceilings and quality floor tiles throughout! * A chefs 'galley style' kitchen with pendant lighting, quality appliances (Smeg Oven, Miele Dishwasher, Whirlpool gas cooktop and S/S rangehood) await you. There is a double fridge recess with wine rack above. Attractive splashback behind cooktop.* Double doors reveal the spacious and well set up Theatre Room of the home. With its dark walls and block out blinds, this is the movie fanatics dream! For the 'right price', sellers will consider leaving the EPSON Projector & drop down screen + Yamaha amplifier with Bose Surround Sound, and 4 x electric recliner lounges. * Adjacent to the meals and living area you will find the Games Room which leads you out onto the alfresco and outdoor entertaining. * 3 Good size minor bedrooms each with BIR's* Well appointed family bathroom with shower & separate bathtub. Heating bulbs.* Laundry* Spacious alfresco boasting low maintenance composite decking which extends past the roof line. In the coffered ceiling is feature lining and LED party lights! * Shade sail offers extra protection from the sun for kids playing on the back lawn. * Access to the boat patio and workshop / shed from the back garden. There is a pair of double gates which can section off the boat patio into two different sections if you wish to park another car or trailer further back and have it cordoned off.Extra Features:* High Ceilings* SOLAR: 5kw Goodwe Inverter with 24 (275w Seraphim) solar panels (still in warranty period)AIRCON: Daikin 15.5 Single Phase Ducted Inverter with AirTouch2 Zone Control SystemROOF WINDOWS: 2x Keylite Roof Windows 780x1180mm ea with blinds and remotePATIO: 12m long, 3.1m clearance height, 3.1m wideSHED: 7.8m long, 2.4m high, 3.1m wide - with personal access door and roller door on the end. Fully powered, council approved. 100mm reinforced concrete floor. Ability to create side access driveway off road.GATE (Side access): Aluminium Slat Gate 1.8m high, 3.2m wideHOT WATER SYSTEM: Gas Rinnai Infinity 26SECURITY: Crown Security System with residential alarm and CCTV and Hills LED Code PadSECURITY: Promesh Window Security Screens and Security DoorsBEDROOM 3 and ENSUITE have Roller shutterDisclaimer: 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.