

36 Macquarie Boulevard, Hammond Park, WA 6164



House For Sale

Tuesday, 25 June 2024

36 Macquarie Boulevard, Hammond Park, WA 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 637 m2

Type: House



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ALL OFFERS PRESENTED

Discover the perfect blend of modern elegance and family-friendly comfort at 36 Macquarie Boulevard, Hammond Park. This stunning property offers an unparalleled lifestyle in one of the area's most sought-after neighbourhoods. This lovely residence presents an excellent opportunity for families seeking comfort, space, and convenience, or investors looking for a high-yield property on a generously sized block. Built in 2006, the property sits perfectly on a 637sqm block with a huge amount of living space-224sqm to be exact-and will suit the entertainer with a massive semi-enclosed patio, complete with ceiling fans. Perfect for year-round entertaining, this home was originally built to house a family daycare center, making it exceptionally suited to a family's needs. The property includes a powered workshop with roller door entry and boasts 10-amp power. Features and Inclusions: • Primary bedroom with large walk-in robe and resort-style open concept ensuite, including large corner bath, shower, 2 separate vanities and separate enclosed toilet • Three queen-sized minor bedrooms all with wardrobes • Main bathroom with large vanity, shower, and toilet • Separate powder room with vanity and toilet • Evaporative air conditioning plus a split system in the games room • Large open plan kitchen, spacious meals area, and living room • Stunning, well-equipped kitchen with overhead cupboards, gas hotplates, integrated rangehood, 600mm oven, stone benches with inbuilt power point bank, dishwasher, pantry, and double fridge recess • Shoppers entry from the garage directly into the kitchen • Beautiful and easy-care tiled flooring throughout living areas • Hybrid flooring in the bedrooms and theatre room • Massive games room/activity room • Large enclosed theatre room with double door entry • Activity space to the rear of the home between bedrooms three and four • Massive patio entertainment area complete with ceiling fans, enclosed lawn area, and powered workshop, ideal for kids, dogs, and parties • Three-car garage with drive through access to the back yard and rear shed • Manicured reticulated lawns to the front and back • Beautiful French double door entry to the home • Professionally installed attic ladder and 10sqm storage • 5kw solar system with 22 panels This property isn't just a house; it's a place where memories are made. Whether you're enjoying a quiet evening in the spacious living room, hosting a barbecue in your outdoor entertainment area, or exploring the nearby parks and community facilities, 36 Macquarie Boulevard offers a lifestyle that is both luxurious and convenient. Don't miss this rare opportunity to own a piece of Hammond Park's finest real estate. Property Facts: • Council Rates (approx.) \$2,173.00 • Water Rates (approx.) \$1,426.00 Nearby Amenities: • Hammond Park Primary School - 500m • Hammond Park Secondary College - 1.5km • The Park Hive IGA - 400m • The Quarie Bar and Brasserie - 300m • Botany Park - 400m • Hammond Park Family Practice - 1.9km • Cockburn Gateway Shopping Centre - approx. 4.2km 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