

6 Lupin Court, Hocking, WA 6065

The logo for 'slp.' is located in the top right corner. It consists of the lowercase letters 'slp.' in a white, sans-serif font, centered within a solid red rectangular background.

House For Sale

Sunday, 23 June 2024

6 Lupin Court, Hocking, WA 6065

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 680 m2

Type: House



Denis Sauzier
1300947777

Offers invited above \$750,000

**** Grand Opening: this Sunday 23rd June at 1.10pm ****6 Lupin Court is located on a whisper quiet cul-de-sac on a generous 680sqm block. This home and property are overflowing with character and charm... with so much to discover, you can only be impressed by it all. Proudly brought to you by the Denis Sauzier Team, 6 Lupin suits a variety of potential buyers. The large powered workshop (8m x 5.5m approx) will attract those needing the extra space, somewhere to work on your hobbies or do up that Classic Car! Trades people can run their business with ease from here. With 2 generous outdoor living areas, this home is very much about the outdoor lifestyle and will appeal to those with a love for entertaining! Over 130m³ of sand and earth were removed from the back garden to allow the creation of these magical places to happen. The current owners have occupied and loved this property for the last 27 years and it is now time for them to make way for the next owners. So much work has been done by the current owners and there will be no doubt in your mind that they are very house pride people and have transformed this property into something very special. From the lush front garden and flower beds, the renovated kitchen and bathroom, the large and practical outdoor entertaining areas, the workshop and spacious carport, the koi pond and Marron pond, to the tropical back garden which also offers fruit trees and vegetables, this home is not to be missed! On offer are the following: * Generous 680sqm block * Cul-de-sac location * Exposed aggregate driveway and pathway to front door. * Electric roller shutters to the front windows (great for light, security, noise and insulation) * Large Master suite with 2 x double built in robes. Ceiling fan and timber floors * Semi ensuite bathroom offering shower and bathtub. Ensuite has been renovated by owners. * Formal lounge and dining with split R/C unit. * Informal, open - plan living * Renovated kitchen with stone benchtops and all the modcons. Eye level oven and separate grill / 900mm gas cooktop / corner pantry / dishwasher / bay window with view into the outdoor bar entertaining area and back gardens. * 2 good size minor bedrooms - both capable of accommodating double beds. * Well appointed laundry and access to the 2nd outdoor living area * Bar / Entertaining patio spanning approx. 6m x 4m. Bar and shelving will stay with property. Comes complete with downlights and ceiling fan * Second outdoor living with fireplace as well as fan. With the cafe blind and limestone retaining wall, this really is an extension of the living areas and the owners happily spend most of their time out here. With the established back garden forming a beautiful backdrop, you will simply love this sanctuary! Measures approx. 7m x 5m, room for everyone. Sellers are happy to leave the mounted TV. * There is also an outdoor shower where you can rinse off after working in the workshop or garden! * Large powered workshop spanning approx. 8m x 5.5m - this is larger than most double garages and can be accessed through the double carport. You can even use this as your garage as it has a large roller door at the front. * Carport is large enough to house 2 small cars side by side or 2 larger cars in single file. * Koi pond (sellers are happy to leave some Koi at the buyers request) * Concrete slab between patios and workshop which also leads to the top of the back garden. * Marron pond * Garden shed * Fruit trees and veggie patch See... I told you there was a LOT on offer here!! See you at the home open. Disclaimer: 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.