

**9 Hancock Way, Bulgarra, WA 6714**



**House For Sale**

Tuesday, 25 June 2024

9 Hancock Way, Bulgarra, WA 6714

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 761 m2**

**Type: House**



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## Now Selling!

For Sale by Open Negotiation, flexible term online auction. The bidding has started and the property may sell at any time. What to love? Picture yourselves at home at 9 Hancock Way, Bulgarra! This stunning property is up for sale by Open Negotiation, an innovative and flexible term online auction. You now have the chance to own this beautifully renovated home, perfectly situated on a spacious 761m<sup>2</sup> block with a generous 163m<sup>2</sup> of residential space. Step inside to discover a home that exudes modern charm and comfort. The open-plan living area is a true highlight, boasting an expanse of windows that bathe the space in natural light and offer delightful views of the sparkling in-ground pool at the front of the property. The deco style front door adds a touch of charm and character to your entryway. The heart of this home is undoubtedly the stylish kitchen, featuring a butcher block island, eye-catching tiled splashbacks, a dedicated appliance cupboard, a stainless steel oven and rangehood, a double fridge bay, and underbench room for a dishwasher. The living and service areas are adorned with practical tiled flooring, creating a cohesive and contemporary look throughout. This home offers three good-sized bedrooms, each with warm timber-look flooring, built-in wardrobes, ceiling fans, and air conditioning, ensuring comfort year-round. The family bathroom is both functional and attractive, with a spacious vanity offering plenty of storage and a shower over the bath. The laundry is equally impressive, with abundant storage, a handy bench for folding washing, and convenient external access. Venture outside to find even more to love. A versatile granny flat complete with its own bathroom—including a shower, vanity, and toilet—is perfect for guests or teenagers seeking a bit of independence. The huge covered alfresco area is ideal for entertaining, and the large lawned area provides a safe haven for children to frolic and play to their hearts' content. At the front of the property, the glistening blue pool is a standout feature. It's fully fenced for privacy and includes seating areas, making it the perfect spot for relaxing on those lazy, hazy summer days. There's also a carport and parking space for guests, a caravan or boat. Count up the pluses, then add a garden shed and a powered shipping container and you'll have the sum total of a great place to call home, where every detail has been thoughtfully designed for modern living. With its prime location and impressive features, 9 Hancock Way is ready to welcome its new owners. What to know? Block size: 761m<sup>2</sup> House size: 163m<sup>2</sup> Built: 1974 Council rates: \$2740 (approx.) Water rates: 1112.59 Who to talk to? For more information about the property and the on-line bidding process, contact Jordan James on 0458 193 869