

# 9A Scotia Court, Hannans, WA 6430

## House For Sale

Friday, 5 July 2024

9A Scotia Court, Hannans, WA 6430

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 587 m2**

**Type: House**



Iris Haynes

0420471461

**\$539,000**

Hello, I am the cosy home at 9A Scotia Court and I am looking for a new family. The current family looked after me very well. My street appeal and overall appearance will ensure you fall in love at first sight. My location is one of the best in town. Situated in a small cul-de-sac surrounded by quality homes, kids can safely run and play. Or the family can take the 2-minute walk to the beautiful Karlkurla Bushland Park with its new adventure play area. The parents will appreciate my modern updates which requires no further attention, so just move in and enjoy. Here is what my shelter can offer you: • 4 bedrooms – main bedroom with WIR • Minor bedrooms with 2 door BIRs • 2 living areas • Modern custom created kitchen with dishwasher and drawers • Breakfast bar with plenty of bench space • Updated Ensuite • Family bathroom with shower and bathtub • Updated laundry with good storage • Excellent flooring and paint • Downlights throughout • New window treatments from Luxaflex (installed 2023) With 2 evaporative air conditioners and natural gas heating (woodfire imitation and bayonet), I will provide you with all year comfort. Large double carport with auto roller doors • Neat garden with auto reticulation • Private rear garden with open air entertainment area • Undercover entertainment area - L shaped patio • Cubby house (updated in 2024) Would you like to be my new family? Please connect with Iris Haynes on 0420 471 461 to arrange a “first date”. I trust you will love and enjoy me just as much as my current family does.