

2/71 Baler Court, Hammond Park, WA 6164

Townhouse For Sale

Tuesday, 2 July 2024



2/71 Baler Court, Hammond Park, WA 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 170 m2

Type: Townhouse



Kasey Summers

0409108025

Offers Over \$649,000

Kasey Summers is delighted to welcome you to 2/71 Baler Court, Hammond park. Discover the epitome of modern living in this high-quality, beautifully designed two-storey townhouse. Ideally situated in a quiet cul-de-sac, this stunning 3-bedroom, 2-bathroom residence offers the perfect blend of luxury, convenience, and tranquility.

Charming Front Courtyard: Enjoy a low-maintenance garden with a convenient tap reticulation system.

Gourmet Chef's Kitchen: Centrally located, this kitchen boasts high-quality stainless steel appliances, including a dishwasher, oven, and rangehood.

Functional Spaces: Includes a separate laundry and powder room for added convenience.

Open Plan Living: Spacious living and dining areas perfect for family gatherings and entertaining.

Climate Control: Ducted reverse cycle air conditioning throughout the home.

Versatile Room: A large downstairs room that can be used as a theatre, office, activity room, or bedroom, with access to a private outdoor area.

Luxurious Master Suite: Located upstairs, featuring a large walk-in wardrobe and an ensuite with a shower, vanity, basin, and toilet.

Comfortable Bedrooms: Two additional bedrooms upstairs; one with a walk-in wardrobe and the other with a built-in wardrobe.

Secure Parking: Double garage with an automatic roller door.

Private Outdoor Oasis: Ideal for alfresco dining, relaxation, or entertaining guests.

Enhanced Security: Equipped with an alarm system for peace of mind.

- Water rates \$1,273.48 p/a
- Council rates \$1,791.33 p/a
- Strata levies, admin \$279.85 with a reserve of \$14.50 which makes a total of \$294.35 p/q

All located close proximity to:

- The Park Hive Shopping Centre 850m
- Aubin Grove train station 1.6km
- Hammond Park Primary School 1.8km
- Hammond Park Secondary College 2.2km

Don't miss out on the chance to own this exceptional townhouse in a prime location, contact Kasey Summers today on 0409 108 025 or email kasey@sempleg.com.au.

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.