



30 Sapling Way, Hocking



### Entertain in Style this Summer!

Welcome to 30 Sapling Way, Hocking, a lovely 4 bed 2 bath family home which outdoor entertaining enthusiasts will appreciate!

Set on a large 680sqm block with established gardens and shady trees, the home has 180smq of internal living and a massive outdoor entertaining space, plus additional room for a pool if desired.

The double door entry leads to timber-effect flooring throughout the main living areas of the home. The spacious master bedroom is carpeted and is positioned at the front of the home. It has a huge walk in robe and well-appointed ensuite.

The double-sized minor bedrooms are in a separate wing off the living area and are also carpeted, with built-in robes.

The formal lounge, also at the front of the home is perfect for those Netflix nights in, or as a separate zone when parents and kids are doing different activities.

The kitchen features a granite bench top and breakfast bar, with matching splashbacks, a 5 burner cook top, wall oven, microwave recess and double sink. The fridge/freezer recess will accommodate any size fridge with room to spare. Adjacent to the kitchen is a separate carpeted area which would have been originally designed as a formal dining room, however would be perfect as a home office or study area.

The central, open-plan living and meals area can easily accommodate an 8-10 seater dining table as well as lounge furniture. Keep warm in the cooler

🛏️ 4 🚿 2 🚗 2 📏 680 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	16492
<b>Land Area</b>	680 m2

#### Agent Details

Graeme Correy - 0419 902 309

#### Office Details

Xceed Real Estate - Central  
3 Hasler Rd Herdsman, WA, 6017  
Australia  
08 9207 2088



months with a pot belly heater, and comfortable year-round with ducted evaporative air conditioning throughout.

Two sets of sliding doors open out to the phenomenal alfresco area, featuring:

- Massive gabled wrap-around pergola
- Honed aggregate paving
- Room for pool table, outdoor dining AND lounge settings, and a dance floor!
- Access easily from the front via double lock-up garage and gates on both sides of the property.

In addition, there is plenty of lawn area for the kids/dog to enjoy, with the capacity to add a pool to finish off your perfect Summer. Established garden beds with limestone retaining are reticulated (as are the front gardens).

Fantastic location, less than 1km from Hocking Primary School and Wanneroo Secondary College, close to local parks, Lake Joondalup and Rotary Park, Wanneroo Rec Centre as well as local and major shopping centres.

Make this great family home yours, call Graeme Correy on 0419 902309 or Tom Vlahos on 0408 427514 to register your interest.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*