

Sold



4 Oakes Way, Hammond Park



## The Simple Life!

Open by private inspections only! Call Simar Singh on 0433 767 296

The living is easy here, as far as this modern 4 bedroom 2 bathroom Hammond Park family home is concerned. Imagine a lifestyle where a plethora of picturesque local parklands are all only a matter of footsteps away – the kids will absolutely love it. Currently tenanted, this property also presents an astute and ready-made investment opportunity.

As for the house itself, a generous open-plan living space can be split between a lounge room and an adjacent family, dining and kitchen area, if you are that way inclined. The stylish kitchen itself plays host to sparkling dark-granite bench tops, attractive glass splashbacks, a storage pantry, double sinks, stainless-steel range-hood, gas-cooktop and oven appliances and so much more.

A paved outdoor courtyard off here allows you to sit, relax or entertain in complete privacy. Back inside, the bedrooms are all impeccably tiled, with the larger master suite enjoying the luxury of its own contemporary ensuite bathroom.

One of the bathrooms is highlighted by a shower and separate twin vanities,

🛏️ 4 🚿 2 🚗 2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27432

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

whilst the other is functional and well-equipped with a shower, central vanity and toilet of its own. Completing this excellent package is a secure double lock-up garage out front.

Hammond Park Primary School, Hammond Park Catholic Primary School and Hammond Park Secondary College are all within arm's reach, as is the local Nido Early School. Local bus stops and endless neighbouring parks aside, you will also fully appreciate living so very close to stunning lakeside wetland reserves and the spectacular natural scenery that comes with it. Don't forget about the very handy proximity this wonderful property has to the freeway, Aubin Grove Train Station and even The Park Hive shopping precinct, if not Cockburn Central and Cockburn Gateway Shopping City. Location, location!

Book a time to visit this terrific home by calling Simar on 0433 767 296.

#### Property Features:

- 4 bedrooms
- 2 bathrooms
- Open-plan living
- Quality kitchen finishes
- Split-system air-conditioning
- Full-height built-in mirrored wardrobes
- Outdoor-entertaining courtyard
- Down lights
- Double lock-up garage
- Easy-care gardens and artificial turf
- Low-maintenance 315sqm (approx.) block
- Built in 2014 (approx.)

#### Location Highlights (all distances approximate):

- 200m to Marquis Park
- 350m to Hammond Park Catholic Primary School
- 650m to Hammond Park Secondary College
- 1.1km to Hammond Park Primary School
- 2.0km to The Park Hive IGA supermarket
- 2.9km to Aubin Grove Train Station
- 5.6km to Cockburn Gateway Shopping City
- 28.0km to Perth CBD

- 32.7km to Perth Airport

Disclaimer: The information provided herein has been prepared with care; however, it is subject to change and cannot form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative or agent cannot be held responsible for any inaccuracies.

\* Interested parties must be sure to undertake their independent enquiries.

*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.*