

Unit 2, 17 Wattle Mews, Hocking







Lovely Villa in Desirable Parkside Location

3 2 2 200m2

Adjacent to picturesque Amery Park is this neatly presented three bedroom, two bathroom villa in a well-maintained and secure complex. Occupying a generous 200sqm site, this modern home represents fantastic buying for first home buyers, downsizers and investors alike.

Internally, the home features tiling throughout, with carpet to the bedrooms. The kitchen is equipped with engineered stone benchtops, a pantry, and stainless steel appliances, including a dishwasher and Bosch electric oven. The open plan dining and living room includes reverse-cycle air conditioning for year-round comfort, and extends outdoors to include an alfresco under the home's main roof.

Two minor bedrooms offer built-in sliding robes and Venetian blinds, and the master suite features triple robes and a contemporary, neutral ensuite. The modern family bathroom includes a single vanity, with a shower over the bathtub and a WC.

Outdoors, you'll enjoy the easy-care reticulated garden beds and all the backyard you'll ever need at Amery Park, less than 50 metres from your doorstep. This well-presented property is situated within minutes of both the Yellagonga Regional Park and Lake Joondalup, the recently upgraded Wanneroo Shopping Centre, and just a little further to Lakeside Joondalup.

Price	SOLD
Property Type	Residential
Property ID	25481
Land Area	200 m2

Agent Details

Jonathan Durrant - 0438 909 480

Office Details

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Families with school-aged children will love the proximity to several local schools, including Hocking Primary School, just 600 metres away. Those requiring a speedy city commute can park and ride at Edgewater Station or stroll to the bus on Wanneroo Road.

The Property is currently tenanted until 8/ 9 /21 at $390 a week.

Don't miss this fantastic villa which will be popular with a wide range of buyers. Contact Graeme Correy or Jonathan Durrant from Xceed Real Estate to register your interest today.

Graeme 0419 902 309

Jonathan 0438 909 480

Property features include:

- Three bedroom, two bathroom villa
- Secure complex adjacent to Amery Park
- Double lock-up garage
- Modern feature brick and render elevation
- 200sqm strata title block
- Contemporary kitchen with stone benches and stainless steel oven cooktop and dishwasher
- Modern, neutral bathrooms
- Built-in sliding robes in all bedrooms
- Vertical and Venetian blinds throughout
- Ceramic floor tiling through entry and living area
- Carpet to bedrooms
- Paved alfresco under the main roof
- Reticulated garden beds
- Electic entry gate and intercom
- Security alarm
- Reverse cycle split system air conditioning in the living area

Location highlights:

- 45m to Amery Park
- 150m to Wanneroo Tennis Club
- 600m to Hocking Primary School
- 850m to St Elizabeth's Primary School
- 680m to Wanneroo Secondary College
- 1.6km to Wanneroo Shopping Centre
- 2.4km to Rotary Park, Lake Joondalup
- 2.3km to Ocean Reef Road entry
- 5.4km to Edgewater Station

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