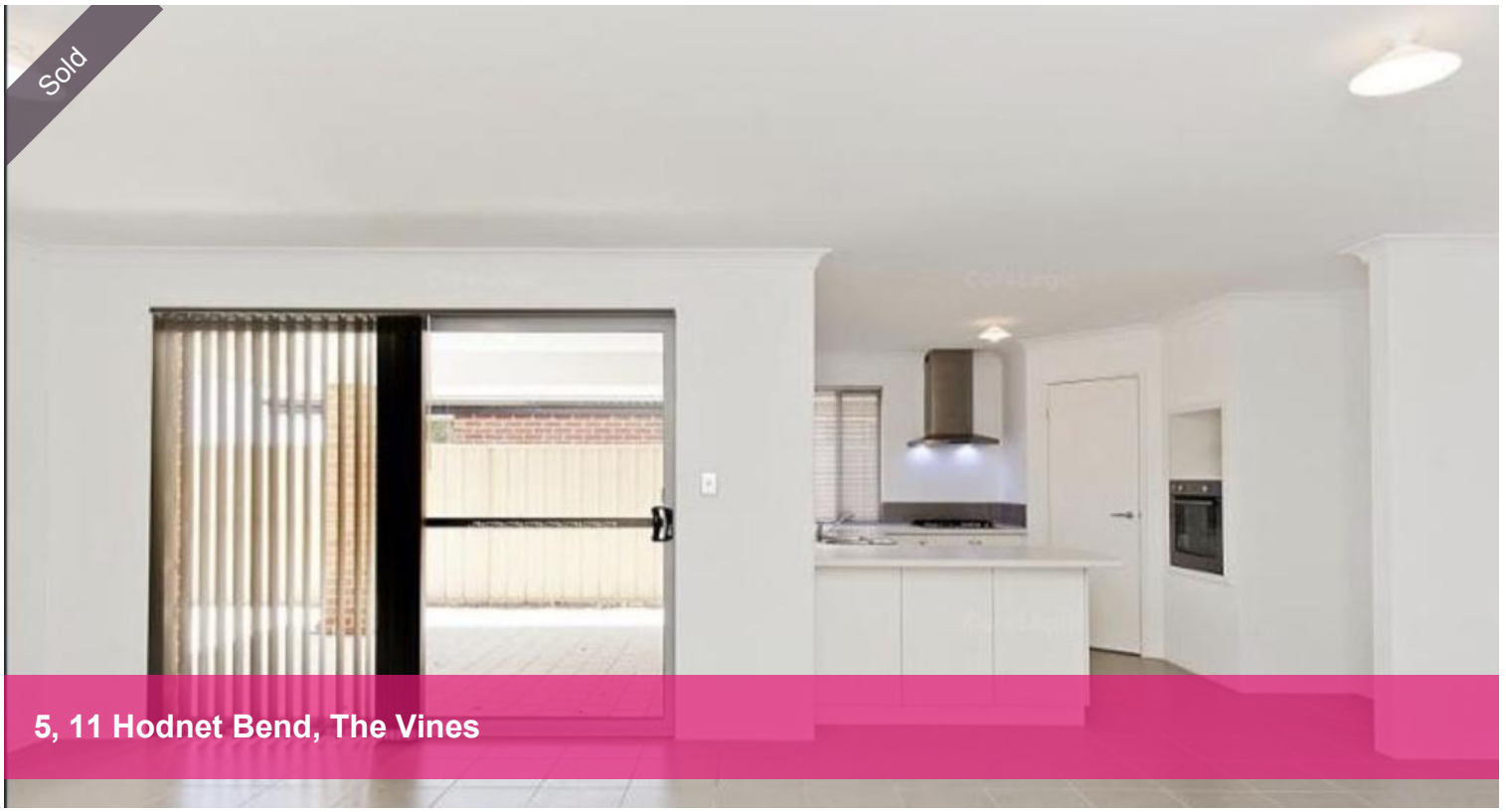


5, 11 Hodnet Bend, The Vines

Peaceful lifestyle while still being close enough to all amenities

Nestled in the sought-after suburb of The Vines, this stunning property at 5/11 Hodnet Bend is the perfect place to call home. Built in 2014 by renowned builders Ross North, this immaculate property boasts 4 bedrooms, 2 bathrooms, and 2 living areas - offering ample space for you and your family to enjoy.

As soon as you step inside, you'll be greeted by a light-filled and spacious open plan living area, complete with modern fixtures and finishes throughout. The well-appointed kitchen boasts stainless steel appliances and plenty of storage space, making meal preparation a breeze.

The master suite is a true retreat, featuring a deluxe ensuite and walk-in robe, while the remaining two bedrooms are generously sized with built-in robes and share a stylish bathroom.

Outside, the low-maintenance backyard is perfect for entertaining or relaxing in the sunshine. And with the added benefit of being located within walking distance of local shops, including Woolworths, a pharmacy, cafes, schools and public transport. This home is set well within the Aveley Secondary College Zone, and it would take a matter of minutes to walk from the classroom to this home's front door once the final siren has gone This location provides a serene environment for families and seniors to enjoy a peaceful lifestyle while still being close enough to amenities.

With its high demand for rental properties, investors can benefit from a steady stream of income. The beautiful parks in the area offer plenty of opportunities for outdoor activities and relaxation. Additionally, the proximity to The Vines Resort and Golf Course provides excellent opportunities for golf enthusiasts. Overall, this neighbourhood is an ideal place to call home or invest in.

4 2 2

Price	SOLD
Property Type	Residential
Property ID	29376

Agent Details

Ken Yan - 0488 886 698

Office Details

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

XCEED REAL ESTATE

Property Features:
• Modern 4x2 villa built in 2014 by Ross North
• Generous master bedroom with walk-in wardrobe and ensuite
• 3 double bedrooms with BIRs
• Formal lounge/games room
• Open-plan living/dining/kitchen area
• Gas cooktop with wok burner
• Split system aircon
• Simple, spacious rear courtyard
• Double remote garage plus storage

Location Highlights:
• 60m to Tatton Park
• 500m to Ellenbrook District Open Space
• 500m to Woolworths Ellenbrook North
• 850m to Ellenbrook Bowls Club
• 2.5km to The Vines Resort
• 600m to Aveley Secondary College
• 1km to Malvern Springs Early Learning Centre
• 1.2km to Malvern Springs Primary School
• 2.3km to Holy Cross College
• 5.2km to Tonkin Hwy
• 18km to Midland
• 22.6km to Perth Airport

Don't miss out on the opportunity to secure your dream home in this highly sought-after location. Call Ken Yan on 0488 886 698 for an inspection.

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.