



## First Time on the Market - Family Living in Sought-After Macquarie Heights

Positioned on a coveted corner block in the highly sought-after Macquarie Heights precinct of Hocking, this beautifully presented double-storey residence offers an exceptional lifestyle opportunity for families or savvy investors alike. With a versatile and functional layout, multiple living zones, and thoughtful separation between private and communal spaces, this home is designed to grow with your family.

Set on a generous 487sqm block, the home features three spacious bedrooms, two bathrooms, two separate living areas, and an expansive alfresco entertaining area, seamlessly blending comfort, space, and modern practicality.

The entire upper floor is dedicated to the master suite and second living area with space for office/study nook, offering a serene retreat from the rest of the home. It is positioned away from the secondary bedrooms, creating a functional layout that enhances both privacy and livability. This floor plan allows parents to enjoy a quiet retreat, while children or guests have their own dedicated space downstairs. As your family grows, the separation offers added independence for teenagers and a more peaceful environment for everyone. It's a layout that adapts beautifully to all stages of family life. Enjoy the luxury of privacy and space - ideal for parents looking for a peaceful haven, perfect for unwinding at the end of the day.

3 2 2 487 m2

**Price** Offers from \$799,000

**Property Type** Residential

**Property ID** 32023

**Land Area** 487 m2

**Floor Area** 155 m2

### Agent Details

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### Office Details

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## FEATURES YOU WILL LOVE:

- Newly carpeted bedrooms & freshly painted throughout
- Light-filled open-plan living, dining, and kitchen with timber-look flooring and high ceilings
- Warm kitchen with granite benchtops, subway tile splashback, double sinks, Westinghouse 4-burner induction cooktop, stainless steel rangehood, and corner walk-in pantry
- Sliding doors from the living opens to a under covered alfresco – ideal for year-round entertaining and barbeques with an easy side access gate from the front garden
- Expansive fully enclosed backyard – perfect for a future spa, garden oasis, or a safe play space for children
- Upstairs parents' huge private sanctuary with space for study/office nook
- Generously sized master suite featuring a private ensuite and walk-in robe
- Spacious second and third bedrooms with built-in robes
- Well-appointed main bathroom with separate shower, bathtub and toilet
- Tiled laundry with outdoor access, plus generous linen storage and convenient under-stair space
- Double remote garage with internal shopper's entry and rear access
- Security screen in the main living area with pet door
- Split-system reverse-cycle air conditioning and gas bayonet in both living areas
- Instantaneous gas hot water system
- Solar panels
- Large garden shed which can be converted to workshop and reticulated gardens
- Slightly elevated corner block with great street presence and sweeping suburban views

## THE LIFESTYLE YOU WILL LIVE:

Macquarie Heights is renowned for its peaceful, family-friendly atmosphere, beautifully integrated with nature and urban amenities. Ideally located just footsteps from the lush grounds of Hinkley Park, local playgrounds, and bus stops, this residence offers exceptional lifestyle convenience. Enjoy easy walking access to Wyatt Grove Shopping Centre, Hocking Primary School, and St Elizabeth's Catholic Primary School – everything your family needs is right at your doorstep.

Set within the highly sought-after Macquarie Heights enclave, this home combines peaceful, family-friendly living with the perfect blend of natural surrounds and urban connectivity. With seamless access to Perth CBD, Joondalup, the Swan Valley, and WA's stunning coastline, this location truly delivers the best of both worlds.

## Distance (approx):

450m to Hinkley Park playground & oval – just steps away  
750m to Wyatt Grove shops  
750m to St Elizabeth's Catholic Primary  
1km to IGA Pearsall  
1km to Hocking Primary School  
2.9km Wanneroo Markets  
22.5km to Perth CBD

Don't miss this rare opportunity to secure a home in one of Hocking's most

desirable pockets. Whether you're first home buyer, upsizing, or investing, this home ticks all the boxes.

Contact Janet Yeap today on 0452 018 118 to arrange your private viewing.

Disclaimer: All efforts have been made to ensure the accuracy of the information provided. Buyers are advised to conduct their own due diligence.

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