

Just Listed



35 Vignerons Loop, Hocking



Affordable low-maintenance ease

Given the low-maintenance nature of this three-bedroom, two-bathroom home, you'll have plenty of time to enjoy Mullaloo Beach, Yellagonga Regional Park and Lake Joondalup Nature Reserve, only a few minutes away.

Freshly painted throughout, move straight in and relax from the moment you unpack. Featuring open-plan living and dining that lead to a private courtyard, think of all that entertaining and leisure time waiting for the next lucky owner of this property.

Falling under the City of Wanneroo, there are so many amenities Hocking residents benefit from, including Hocking Primary School, St Elizabeth's Catholic Primary School and Wanneroo Senior High School.

Joondalup's commercial precinct is nearby, with Edith Cowan University and Lakeside Joondalup Shopping Centre within easy reach. You also have Wyatt Grove Shopping Centre and Wanneroo Central Shopping Centre a short distance away.

Easy access to main arterial roads like Wanneroo Road, Ocean Reef Road and the Mitchell Freeway offer great connectivity, as does Edgewater Train Station, which will have you in Perth's CBD in no time.

Currently tenanted until December 2026 at \$600 per week, this is a ready-

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Price Offers from \$785,000

Property Type Residential

Property ID 33221

Inspection Times

Sat 13 Jun, 11:00 AM - 11:30 AM

Agent Details

Rick Milankov - 0402 676 050

Office Details

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made investment for savvy buyers to add to their portfolio. Whether you're an owner, investor or tenant, you can't go wrong in this up-and-coming neighbourhood.

Please don't hesitate to contact Rick Milankov on 0402 676 050 or at rick@xceedre.com.au to arrange a viewing today.

Property features:

- Three bedrooms (with built-in robes), two bathrooms
- Open-plan living/dining room leading to alfresco dining
- Modern kitchen with stainless steel appliances (oven, gas cooktop & rangehood), dual sinks and a breakfast bar
- Primary bedroom with a walk-in robe and an ensuite
- Family bathroom with a bathtub
- Separate laundry with external access
- A paved patio under the main roof
- Freshly painted
- Split-system air-conditioning
- Double lock-up garage, with additional parking
- Tenanted until December 2026 at \$600 p/wk

Location highlights:

- 650km to Amery Park
- 1km to St Elizabeth's Catholic Primary School
- 1km to Hocking Primary School
- 1km to Wyatt Grove Shopping Centre
- 1.4km to Wanneroo Secondary College
- 2.2km to Wanneroo Central Shopping Centre
- 3.6km to Yellagonga Regional Park & Lake Joondalup Nature Reserve
- 4.7km to Edgewater Train Station
- 6.6km to Edith Cowan University Joondalup
- 8.1km to Lakeside Joondalup Shopping Centre
- 9.9km to Mullaloo Beach

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