

130 Vignerons Loop, Hocking







MOVE IN READY – MODERN, 4 BEDROOM-HOME FAMILY HOME AWAITS

4 Bed | 2 Bath | 2 Car | plus theatre 402m² Block | Approx. 230m² Living

This spacious and easy-care four-bedroom, two-bathroom home is the picture of sleek, modern style. Bright, roomy and ready to be lived in, with a functional floorplan and two living areas, this is a residence that offers a wonderful living experience for any family seeking a home in friendly, convenient Hocking with everyday conveniences, local schools, parks, recreational facilities and public transport right on the doorstep.

Step inside to a home that is filled with natural light and clean minimalist spaces and smart finishes. A central family area is the heart of the home, featuring a tiled open-planned kitchen, dining and family room where all the family can come together, offering great visibility from the kitchen, ideal for both family life and entertaining. A well-appointed kitchen with quality appliances has everything the modern chef requires while a separate theatre room offers fun movie-nights and further flexibility and space for the growing family.

From the family room, open your sliding doors and step out onto a fully secure alfresco space, ideal for outdoor meals and weekend relaxing, or a place to entertain with room for a BBQ and outdoor furniture. An undercover zone, it can be utilised all year-round with the back garden offering little ones and family pets' plenty of space. Easily enough room for a trampoline or

4 2 2 402m2

Price	Offers from $849,000 +
Property Type	Residential
Property ID	33996
Land Area	402 m2

Agent Details

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Office Details

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swing-set, green thumbs will also love the gardening potential that surrounds the alfresco area with colour-bond fencing providing plenty of privacy.

All bedrooms feature timber-style flooring with minor bedrooms enjoying the convenience of built in robes, serviced by a second bathroom with bath, while whole home air-conditioning provides year-round comfort.

This is easy living right here! Just minutes away from local shopping at Wyatt Grove Shopping Precinct with Woolworths, cafes and an array of speciality shops, local parks, schools, recreational facilities and sporting activities, you are placed right in the heart of one of Perth's most popular, established family-friendly suburbs. Joondalup and the coast are also just a short drive away, with easy access to transport links and public transport.

Contemporary, clean and fresh with an abundant of space and quality features, this is a home to make the most of easy, low-maintenance living with everything close at hand.

Features include:
Four bedrooms, all with timber-style flooring
Two bathrooms
Master bedroom with ensuite and built in robes, timber-style flooring
All minor bedrooms with built-in-robes
Family bathroom with bath
Tiled open plan kitchen/dining/family room
Modern kitchen features overhead cupboards, separate island bench, double sink, pantry, 5x burner gas stovetop, contemporary oven, rangehood, dishwasher
Separate large theatre room
Separate laundry with linen cupboard
Undercover, paved alfresco area with lighting
Double garage with paved driveway
Downlights and ducted air-conditioning
Fully secure home with colour-bond fencing

Location (approx. distances):

Wyatt Grove Shopping Precinct 1.4km
Hocking Primary School 1.4km
Chesterfield Park 1.8km
St Elizabeth's Catholic Primary 1.9km
Wanneroo Secondary College 1.9km
Yellagonga Regional Park 4.3km
Woodvale Secondary College 4.9km
Lakelands Country Club 8.9km

For further information and viewings, please contact Ahsan Mustafa at ahsan@xceedre.com.au or phone 0420 270 173

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