



16 Cadoux Loop, Hocking

\$477,500

UNDER OFFER

Web ID: 13046100702

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Jeremy Shirazee
0422 433 225



GOING GOING... GONE!

Get in before it's gone! This is the best value 4x2x2 home in Hocking that you can find without having to compromise on quality, space or location. The house is an impressive 234sqm of build on a functional and family friendly 500sqm of land. The property has been vacated, kept immaculately and is now ready for you move in! Be quick to secure this great value home, register your interest with Jeremy Shirazee on 0422 433 225!

Built for the busy entertainer, this home caters for anyone who needs a spacious, easy to care for family home with multiple areas to live and entertain. There are a tonne of bonus features which make this home a one of a kind find, each adding to the homes functionality, uniqueness and appeal. Its location makes life even easier with the Hocking shopping centre, leafy green Amery Park, Hocking Primary School and bus stop within walking distance.

FEATURES INCLUDED BUT NOT LIMITED TO:

- Double driveway and easy care front gardens
- Huge double garage with storage area and shoppers entrance
- Roller door to the rear of the garage allowing drive through access for an extra vehicle and also easy access for moving furniture
- Portico entrance which leads to the entrance hall
- Large Master Bedroom (3.4m x 3.7m) with walk in robe and private ensuite
- Bedroom 2 (3.5m x 2.6m) with sliding mirrored doors to built in robe
- Bedroom 3 (3.6m x 3.4m) with sliding mirrored doors to built in robe
- Bedroom 4 (3.3m x 3.1m) with sliding mirrored doors to built in robe
- No common walls between bedrooms
- Bathroom 2 with bath, shower & basin
- Double door entry into the theatre which boasts retractable projector screen as well as Alfresco access
- **Alfresco with Café blinds and access via the garage, theatre and family room**
- HUGE Kitchen boasts stainless steel appliances including dishwasher, gas cooktop, rangehood, oven, convection microwave oven, fridge/microwave recesses, large pantry, under sink filtration system and breakfast bar
- Large open plan kitchen, meals, family and games room area
- Wall mounted TV and speakers with ceiling mounted surround sound speakers

- Large gabled patio with fluorescent lighting and outdoor speakers (Connected to the TV area)
- Quality Palmetto buffalo grass to backyard (less of an irritant than other lawn types)
- Established and fruiting lemon, orange and olive trees
- Backyard access via side gate
- 3 Phase power connected
- Reverse cycle, split system air-conditioners to master bedroom and living area
- Alarm
- Insulation
- Quality light fittings and window treatments throughout
- Gas storage hot water system
- Build area: 234.11sqm
- Land area: 500sqm

LOCATION:

- Walking distance to Amery Park, Hocking Shopping Centre, Hocking Primary School and public transport
- 3.8km to Wangara Commercial area
- 7.8km to Drovers Place
- 9.1km to Lakeside Joondalup Shopping Centre
- 11km to Mullaloo Beach
- 11.7km to Ocean Reef Marina

Register your interest now with Jeremy Shirazee on 0422 433 225.

*Please note all measurements, distances and prices are approximate. Also buyers must make their own enquiries with local school entry requirements as well as local council zoning/development potential.