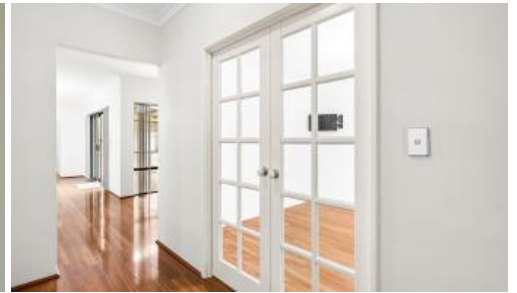


Sold

7 Yarra Prom, Hammond Park



PRIME COMFORT AND CONVENIENCE

For Sale by "Expressions of Interest" with all offers to be submitted by Tuesday, 9th January 2024 at 4.00pm (AWST) (The seller reserves the right to accept an offer prior)

Discover unparalleled convenience in the heart of Hammond Park at 7 Yarra Promenade.

This charming three bedroom, two bathroom cottage offers a perfect blend of comfort and accessibility, catering to first-time homebuyers, investors or downsizers.

Set against the picturesque backdrop of Duggan Park, this property presents an ideal opportunity to embrace the thriving Hammond Park community.

Property Highlights:

* Prime Location: Central hub with all essential services within reach

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Price	SOLD
Property Type	Residential
Property ID	58
Land Area	333 m2
Floor Area	148 m2

AGENT DETAILS

Lee Tamblin - 0466 250 944

OFFICE DETAILS

One Percent Realty WA
1003/162 Canna Drive Canning
Vale, WA, 6155 Australia
61 466 250 944

ONE

- * Scenic Views: Overlooks the serene Duggan Park, featuring green spaces and playgrounds
- * Ideal for Various Buyers: Perfect fit for first-time buyers, investors, and downsizers
- * Convenient Amenities: Accessible to local brasseries, shops, and parks for leisure and daily necessities
- * Easy Commute: Minutes away from freeway access for hassle-free travel
- * Low Maintenance: Lock-and-leave property for convenient lifestyle
- * Energy Efficiency: Equipped with solar panels for reduced power bills
- * Year-Round Comfort: Split system air conditioning throughout the property
- * Rent Appraisal: (from Independent property manager) of \$620 per week.

Interior Features:

- * Master Bedroom with walk-in robe
- * Two Minor Bedrooms with built-in robes
- * Two Black and White Themed Bathrooms
- * Open Plan Family, Kitchen, and Dining area with gas bayonet
- * Separate Lounge room with elegant French doors
- * Well-equipped Kitchen with pantry and quality appliances
- * Laundry area with WC, storage room, and linen pantry nearby
- * Carpets and laminate wood flooring throughout

Exterior Features:

- * Alfresco/Patio area for outdoor enjoyment
- * Solar power panels for energy efficiency
- * Security Cameras for added safety
- * Gas Storage Hot Water System
- * Small Garden and Storage Shed
- * 148sqm of living
- * 333sqm block
- * Built in 2007

Local Amenities (Within Proximity):

- * 1 minute walk to The Park Hive IGA
- * 1 minute walk to The Quarie Bar & Brasserie
- * Duggan Park with playground just across the front of the house
- * 2 minute walk to the nearest bus stop
- * 1.1km to Hammond Park Primary School

- * 1.4km to Aubin Grove Train Station
- * 1.5km to Freeway entrances
- * 1.9km to Harvest Lakes Shopping Centre
- * 2.2km to Thomsons Lake Nature Reserve
- * 4.6km to Cockburn Gateway Shopping Center

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.