



13 Hockin Street, Willagee



**\*\* AUCTION \*\* On Site - Saturday 9 October 2021 at 11.00am**

\*\*\* FOR SALE BY SUBJECT TO FINANCE AUCTION \*\*\*

Renovated family Entertainer on 797m2 subdividable Block

- SUBJECT TO FINANCE AND CASH BUYERS BOTH WELCOME TO BID
- DEPOSIT \$20,000
- FINANCE APPROVAL DUE WITHIN 28 DAYS FROM AUCTION
- SETTLEMENT DATE WEDNESDAY 1ST of December 2021
- ALL BUYERS WILL NEED TO PRE-REGISTER TO BID AT THE AUCTION
- SELLER RESERVES THE RIGHT TO ACCEPT OFFERS PRIOR TO AUCTION

The owner has decided to take this property to Auction for one reason and one reason only and that is to get it SOLD!

This very special, Renovated 3 bedroom residence has been catching the admiration of passers-by for many years!

This property bears all the characteristics that make the home one of nostalgia, charm, and quality that you just don't get these days + the added bonus of a family-sized, solar heated Swimming Pool and backyard primed for entertaining, all on a 797m2 Green Title allotment!

3 1 797 m2

**Price** SOLD for \$710,000  
**Property Type** Residential  
**Property ID** 79  
**Land Area** 797 m2

#### Agent Details

Kim Turner - 0423 089 439

#### Office Details

Kim Turner Real Estate  
 0423 089 439

Other Features Include;

- Spacious Modern kitchen includes quality stainless steel appliances such as 600mm wall oven, 4 gas hot plates, range-hood, fridge recess, feature red glass splash-back, dishwasher, and plenty of bench/cupboard space
- Open plan kitchen/dining/lounge areas
- Reverse cycle air conditioning
- Solar -heated, salt chlorinated Family-Sized swimming pool with water feature
- High ceilings, modern light fittings, and polished Jarrah flooring throughout
- Long paved driveway for parking multiple cars
- Beautifully updated bathroom with dual vanities and storage cupboards and deep bath and rainwater-head shower
- Timber decked outdoor alfresco area, perfect for family BBQ's / entertaining family and friends
- Huge grassed area at the rear - perfect for kids/pets to run around on
- Mammoth 797m2 subdividable (STCA) Green Title block
- Generous Master Bedroom with wall to wall built-in robes
- Bedroom 2 and 3 are both double-sized (bed 2 has ceiling fan)
- Laundry and separate WC
- Undercover front porch overlooking the grassed area and raised garden beds
- Alarm system
- Gas hot water system
- Automatic reticulation
- Storeroom/workshop
- Surrounded by local parklands such as Harry Bailey and Joan Williams Park
- Minutes to Jaylea's Patisserie, Willagee IGA, Stock Rd Woolworths, and local shopping

Estimated: Council rates \$1,590.89 Water \$931.92

Call Kim Turner 0423 089 439 to book in at the next Open

*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.*