

Sold

20 Woodrow Ave, Hammond Park



## THE INBETWEENER

\*\*\*For Sale by "Expressions of Interest"\*\*\*

Are you struggling to find the ideal home, caught between properties that are either too cramped with no outdoor space or too large, demanding high maintenance and steep prices? Your search ends here, as this home strikes the perfect balance inbetween.

Experience delight with a residence that seamlessly combines spacious living with an inviting outdoor haven you can truly utilise and savour with low maintenance gardens, complete with artificial lawn that presents an opportunity to personalise your outdoor space and entertain in comfort.

Situated on an elevated block, providing an unexpected level of privacy in the convenient location at the heart of Hammond Park. Within genuine walking distance to three local schools, shopping, dining options, abundant parklands, and public transport, this home keeps you close to the vibrant pulse of the community.

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Price	SOLD
Property Type	Residential
Property ID	79
Land Area	419 m2
Floor Area	147 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

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This home really is the perfect blend of comfort, style, and practicality.

Features Include:

- \* Well constructed with modern design and finishes
- \* Neutral colour scheme and ample natural light create a welcoming atmosphere
- \* Separate theatre room/large study to front of the home
- \* Open plan kitchen/meals/family area
- \* Contemporary kitchen with stainless steel appliances, generous storage, and convenient breakfast bar
- \* Master bedroom with uniquely designed walk in robe and ensuite
- \* Additional bedrooms that offer ample space and built in robes
- \* Well appointed main bathroom with separate toilet
- \* Split system air conditioning in living areas and all the bedrooms
- \* Undercover entertaining area
- \* Elevated front garden with views
- \* Spacious yet low maintenance rear garden with artificial lawn
- \* Gas storage hot water system
- \* Skirting boards throughout
- \* Double enclosed garage
- \* Quality 2012 built home
- \* 419sqm block size
- \* 147sqm living area

About the Location:

- \* Well connected with easy access to public transport as well as parks, shops and schools.
- \* 70m to Hammond Park Catholic Primary School
- \* 500m to Hammond Park Secondary College
- \* 600m to Frankland Park Sport & Community Facility
- \* 900m to Hammond Park Primary School
- \* 1.5km to Park Hive Shopping Centre/Quarie Bar & Brasserie
- \* 2.3km to Aubin Grove Station
- \* 5.3km to Cockburn Central precinct including Train Station and Cockburn Gateway Shopping Centre

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