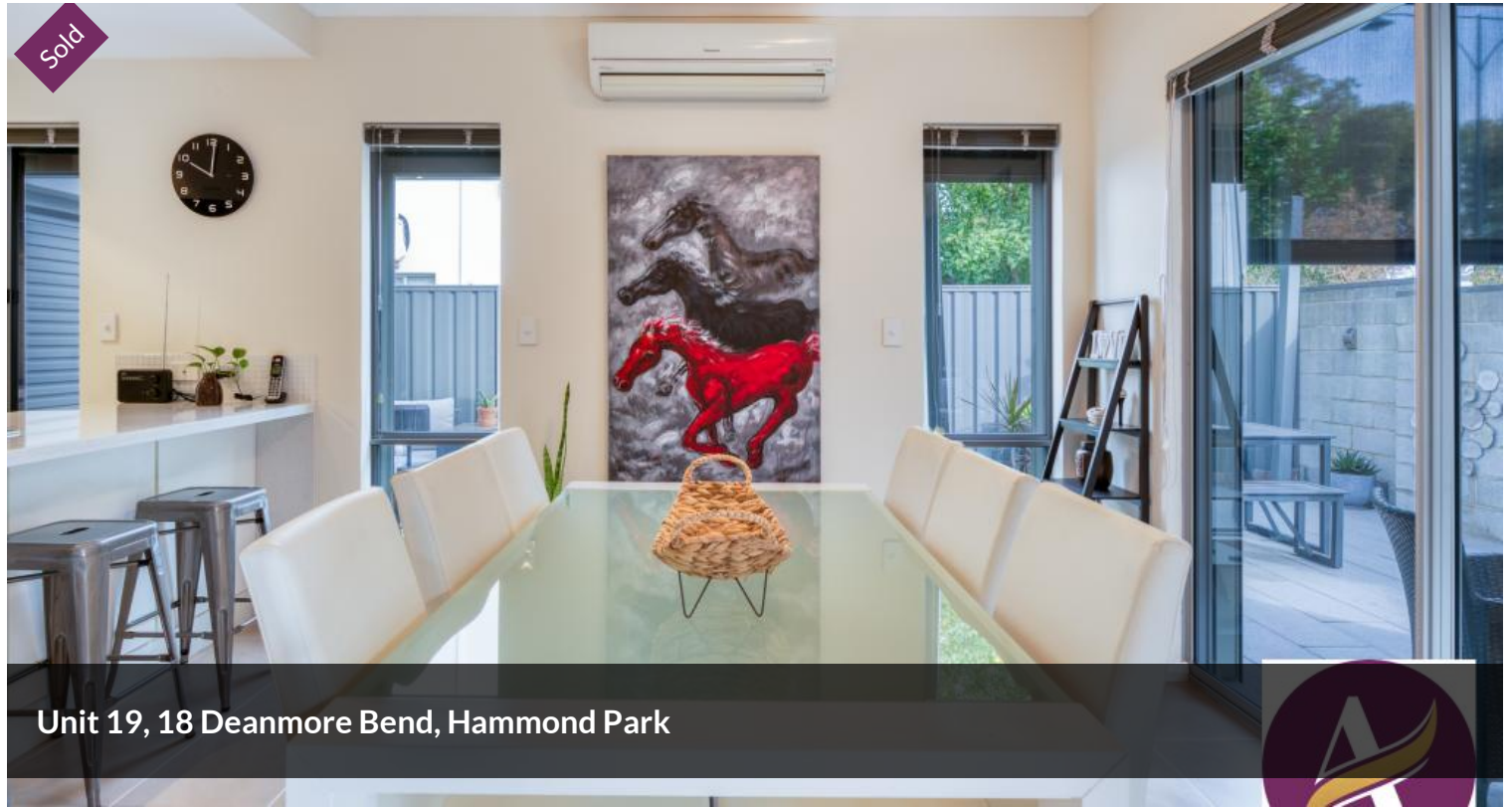


Sold



Unit 19, 18 Deanmore Bend, Hammond Park



## Perrrrrfection!!! in a Great Location

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Avante' Real Estate is proud to present to the market 19/18 Deanmore Bend, Hammond Park!

This very stylish 2 story town home is not only convenient, but it oozes charm and style, with many extras that you wouldn't normally get.

The Ultimate in carefree Living - No more weekends spent working on the house, instead Relax and Enjoy Life, easy for lock and leave too, with Safe and Secure Double Lock up Garage with access to rear plus heaps of Storage in Garage with shelving, fantastic Alfresco entertaining area, photos show with shade sail and without.

An open plan Living/Dining with the kitchen strategically placed for great entertaining, and it all flows seamlessly out to the outdoor entertaining area with Blinds to outdoor undercover area.

The spacious kitchen offers quality finishes and fixtures, with sleek cabinetry, stone bench tops, a built-in pantry, large fridge space and a full range of quality stainless steel appliances and water filter tap.

**Price** SOLD for \$520,000

**Property Type** Residential

**Property ID** 245

**Land Area** 216 m2

**Floor Area** 147 m2

### Agent Details

Mary Piraino - 0404 483 333

### Office Details

Avante' Real Estate

08 9414 6818



The main bedroom exudes a luxurious feel with custom made built-in storage robes, and en-suite shower room with separate W/C.

### **FEATURES DOWNSTAIRS:**

Spacious open plan living area with a split system reverse cycle air conditioner

Kitchen with stone bench tops, dishwasher, microwave recess, electric oven, gas cook top and range hood

Powder room down stairs for convenience

Storage under stair well

Spacious and functional laundry

Instant gas hot water system

Alfresco entertainment area with Patio Blinds

Shade sails, which get taken down during the winter months

Freestone granite paving in rear court yard

Roller Shutters to windows and doors down stairs

Tinted windows in living area, to keep you cool during the hot summer days

Crim safe sliding doors and windows off the kitchen area

Huge double garage with storage shelves for your convenience

### **FEATURES UPSTAIRS:**

King size master bedroom with walk in wardrobe with custom made built-in storage shelving

2 split systems Reverse cycle air conditioning units one main bedroom one in second bedroom

Ensuite bathroom with large vanity unit, large shower and separate toilet

Bedrooms two and three are queen sized with double built-in wardrobes

Main bathroom with large vanity, deep bath, shower and separate toilet

All this and there's still more. Do yourself a favor and make a time to view this home.

For more information on this home, call me Mary 0404 483 333 or email; [mary@avantere.com.au](mailto:mary@avantere.com.au) to arrange your private viewing

### **PROPERTY INFORMATION**

Council rates: \$1,614.00 per annum (approx.)

Water rates: \$1,196.00 per annum (approx.)

Strata rates: \$540.00 per quarter (approx.)

Block size: 216 sqm

Zoning: R40

Build year: 2009

Ideally situated within a stone's throw of the Hammond Park Hive Shopping Center, with doctors surgery and chemist, and an assortment of restaurants, cafes, Mc Quarie Bar and Grill, only a short walk to the Aubin Grove Train Station and with quick access to the freeway on ramps.

**DISCLAIMER:** Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own inquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.

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.