



## 10 Hoypoy Gdns, Darch



**SOLD**

Welcome to 10 Hoypoy Gardens, DARCH.

Location, Convenience, LIFESTYLE!

(Major makeover just completed, ready to move into)

Priced to sell well below the Medium Darch price

Calling all families, first home buyers, don't miss out on this outstanding 4 bedroom, 2 bathroom low maintenance home built in 2013. You will be in awe of the light filled living area that combines effortlessly with the spacious outdoor area to provide comfortable family living in this quaint and quiet street conveniently located close to everyday amenities.

The master bedroom presents an ensuite and walk in robe, whilst the secondary three other well-appointed spacious bedrooms are generous in size with built in robes. This home is completed with a good sized outdoor entertaining space and surrounded by quality homes, park lands and close to shopping, schools and public transport this property is perfectly positioned in Darch for busy professionals and growing families.

### GENERAL FEATURES:

- 4 Bedrooms
- 2 Bathrooms
- Open plan Kitchen/Dining/Living Area
- Separate Theatre Room
- Kitchen with Stainless Steel Appliances, Double Fridge Recess, Stone Bench top and Splash Back
- Main Bathroom with Bathtub

4 2 2 350 m2

<b>Price</b>	SOLD for \$565,000
<b>Property Type</b>	Residential
<b>Property ID</b>	4155
<b>Land Area</b>	350 m2
<b>Floor Area</b>	157 m2

### Agent Details

Carl McDarby - 0430 063 084

### Office Details

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- . Separate W/C
- . Tiled throughout
- . Feature High Ceilings and Down lights
- . Reverse Cycle Air Conditioning
- . Outdoor Alfresco Entertaining Area

#### INTERIOR FEATURES:

- . Private Master Bedroom with Feature Ceiling and Walk in Robe
- . Ensuite with Classy Vanity, Shower and W/C
- . Centrally located Kitchen Overlooking the Living Area with Top Quality Appliances and Breakfast Bar
- . Functional and Spacious Light Filled Open Plan Living, Dining and Kitchen Area
- . Separate Large Theatre Room with Built in TV recess
- . Large size minor Bedrooms with Built in robes
- . Immaculate Main Bathroom with Large Bath, Shower and Vanity
- . Well equipped Laundry with Extra Storage

#### EXTERIOR FEATURES:

- . Double Remote Control Garage
- . Alfresco Entertaining Area
- . Extensive Easy Care Walkways
- . Garden Shed
- . Low Maintenance Automatic Reticulated Gardens
- . Land size approx 350sqm

#### LOCATION FEATURES:

1.6km Darch Plaza

1.8km Kingsway Sporting Complex

1.9km Ashdale Primary School

2.2km Ashdale Secondary College

2.4km Kingsway Christian College

3.3km Kingsway City Shopping Centre

Call or Email Carl McDarby to view on 0430 063 084 or [carl@urbanwa.com.au](mailto:carl@urbanwa.com.au)

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