

12 France St, Hopetoun, WA 6348

Sold - 19/02/2024

House 4  2 



## Sell with Robert Miloseski!! Modern Elegance!

LJ Hooker Hopetoun proudly presents, this stunning 4-bedroom, 2-bathroom home with 2 living areas, a double garage, and sweeping views of the Fitzgerald Ranges on a generous 720sqm block.

**Open for Inspection**

By Appointment.

Step inside to be greeted by the first of 2 living rooms, a spacious family room filled with natural light, boasting wooden flooring and reverse cycle air conditioning - the perfect kids' playroom.

Prepare to be in awe as you enter the large kitchen, dining, and lounge area - an ideal space for indoor entertaining. The kitchen is a home cook's dream, complete with modern appliances that perfectly complement the sophisticated appeal of the home. A large gas stove top and double oven allow you to unleash your culinary skills, while the modern range hood, 6-seater breakfast bar, and ample cupboard space offer both style and functionality. After creating your culinary masterpiece, kick back and relax in the spacious lounge area, perfect for a cozy family movie night.

The main bedroom is a luxurious retreat, featuring wooden flooring, sliding door access to the backyard, a walk-in wardrobe, and reverse cycle air conditioning. The modern ensuite is equally impressive, with a double sink, spacious vanity, large stainless steel framed shower, and bath with striking black accent feature tiles, adding to the contemporary feel.

Three additional generously sized bedrooms offer the perfect space for guests or children, complete with built-in robes, large windows, and plenty of room for additional play areas or study nooks.

Prepare to be enchanted by the elegance of the main bathroom, with its black tiled flooring, large single vanity offering ample storage, stainless steel framed shower, and spacious bath. Laundry days will be a breeze thanks to the large benchtop, under-bench storage, and convenient outside access.

The backyard area is truly the highlight of this home, boasting breathtaking views of the Fitzgerald Ranges. It's the perfect place to enjoy summer sundowners with friends while marvelling at the stunning sunsets. The easy-to-maintain gardens and lush lawn add a touch of simplicity and beauty to the area, and the large raised garden beds provide an ideal space for a veggie garden.

Located just a 2-minute drive from the heart of Hopetoun, you'll enjoy easy access to the IGA Supermarket, doctors, local sports centers and Hopetoun Primary School.

### Listed By

Samantha Payne  
Phone: (08) 9382 3959

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Listing Number: 3383383