

137 Frankland Avenue, Hammond Park

Luxury Living with Poolside Entertaining in the Heart of Hammond Park

Step into a home that truly stands apart. 137 Frankland Avenue, Hammond Park is a sophisticated family residence that blends luxury finishes, spacious living zones and exceptional entertaining spaces. Designed for modern family living, this impressive home delivers a true "wow factor" at every turn, combining elegant interiors with resort-style outdoor living.

From the moment you walk through the grand double-door entry, the quality of this home becomes immediately apparent. Featuring quality flooring covering, soaring 31-course ceilings and LED lighting, every detail has been thoughtfully selected to create a warm yet luxurious atmosphere.

At the centre of the home is a stunning chef's kitchen designed to impress even the most passionate home cooks. Finished with polished stone benchtops, a massive walk-in pantry, 900mm oven with six gas burners, rangehood, tiled splashback and generous storage, this kitchen perfectly overlooks the spacious open-plan living and dining area. A large breakfast bar makes it ideal for casual family

4 2 2

FOR SALE

Please Call

AGENTS

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meals or entertaining guests.

The home offers multiple living zones including a dedicated theatre room with built-in cabinetry, a kids' activity room, and a spacious study with floor-to-ceiling built-in cabinetry, providing the perfect balance between relaxation, entertainment and productivity.

The king-sized master suite offers a luxurious retreat featuring pendant lighting, TV point and a large walk-in wardrobe with custom cabinetry. The beautifully designed ensuite is complete with stone benchtops, double vanities, spacious shower and a separate WC, creating a true hotel-style experience.

The additional bedrooms are generously sized, each featuring double built-in robes, and are serviced by a well-appointed main bathroom with bath, shower and ample storage.

Step outside and you'll discover a private resort-style outdoor space designed for entertaining all year round. The expansive alfresco area with ceiling fan and café-style blind overlooks a stunning salt-chlorinated swimming pool framed by glass balustrading and quality granite paving. A grassed area with raised veggie garden bed and built-in Jarrah seating creates a relaxed environment perfect for family gatherings.

You will also enjoy being within easy reach of local cafes, restaurants, a large IGA, childcare centre, medical facilities and major transport routes, with the Kwinana Freeway and Aubin Grove Train Station just minutes away. Families will appreciate having two primary schools within walking distance, making daily life incredibly convenient.

Property Features:

- Luxurious 4 bedroom, 2 bathroom family home
- King-sized master suite with walk-in robe and designer ensuite
- Three queen-sized secondary bedrooms with double built-in robes
- Stunning chef's kitchen with stone benchtops and premium appliances
- Massive walk-in pantry and ample overhead cabinetry
- Open-plan living, dining and kitchen area
- Dedicated theatre room with built-in cabinetry
- Kids activity room
- Spacious study with floor-to-ceiling cabinetry
- Salt chlorinated swimming pool with glass balustrading
- Large alfresco entertaining area with café blind and ceiling fan
- 31 course high ceilings with LED lighting
- Zoned ducted reverse cycle air-conditioning
- Solar panel system
- Attic storage space
- Double automatic garage
- Large laundry with wall-to-wall cabinetry
- Smart wired NBN connectivity
- Gas storage hot water system
- Auto reticulated gardens
- Washed aggregate driveway
- Perimeter Alarm system and Hik vision security camera system

Location Highlights:

- Walk to local café, bakery and medical centre
- Minutes to restaurants, large IGA and childcare centre on Russell Road
- Close to Kwinana Freeway access
- Two primary schools within walking distance
- Surrounded by beautiful parks and nature reserves
- Just moments from 200 hectares of protected woodland

Homes of this calibre, offering luxury finishes, resort-style outdoor

living and an unbeatable location, are rarely available. This is an exceptional opportunity to secure a truly remarkable Hammond Park residence.

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MORE DETAILS

Property ID	9KMHA2
Property Type	House
Land Area	501 m2
Including	Study Outdoor Entertaining Built-in-Robes Solar Panels Pool

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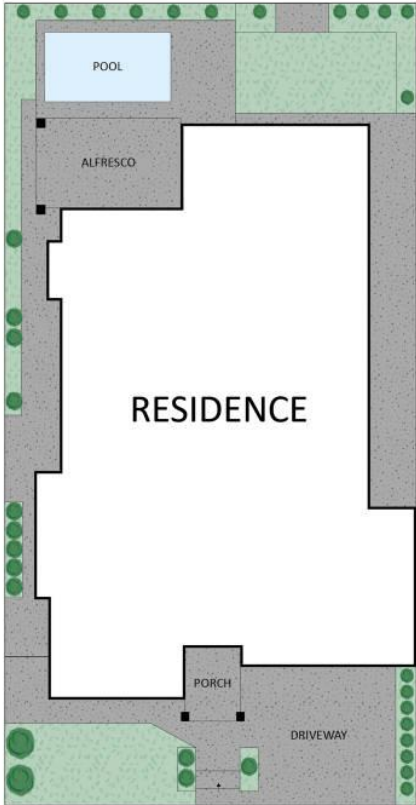
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INTERNAL : 248m²
EXTERNAL : 23m²



LJ Hooker

Please note this floor plan is for marketing purposes and is to be used as a guide only. Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purpose only. Dimensions in metres. All efforts have been made to ensure its accuracy at the time of print.