

12 Toledo Drive, Hocking




## Low Maintenance, Modern Comfort, Ready for You!

Built in 2019, this well-presented 3-bedroom, 2-bathroom home offers the perfect combination of modern comfort and low-maintenance living. Designed with functionality in mind, the home features a light-filled open plan living and dining area that creates a welcoming space for both everyday living and entertaining.

At the centre of the home, the contemporary kitchen offers quality appliances, generous bench space, and ample storage, making it both practical and stylish. The master bedroom provides a comfortable retreat with its own private ensuite and built-in robe, while the additional bedrooms are well-sized and serviced by a modern central bathroom.

Outside, the easy-care outdoor area is ideal for relaxing or hosting friends and family, without the upkeep of a large yard.

Positioned in a convenient pocket of Hocking, the home is close to local parks, schools, shopping centres, and transport links, offering a relaxed lifestyle with everyday amenities just minutes away. Whether you're entering the market, downsizing, or looking for a quality investment, this home presents a fantastic opportunity.

3  2  2 

**FOR SALE**  
Offers from \$799k

**VIEW**  
By Appointment

**AGENTS**  
Kalin Lane  
0487 047 359  
klane.subiaco@ljhooker.com.au

Kira Willis  
0424 339 905  
kwillis.subiaco@ljhooker.com.au

**AGENCY**  
LJ Hooker Subiaco  
(08) 9382 3959

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

## FEATURES

- Light-filled open plan living and dining area
- Contemporary kitchen with quality appliances and ample storage
- Master bedroom with ensuite and built-in robe
- Well-sized secondary bedrooms
- Low-maintenance block
- Modern finishes throughout
- Double garage
- Easy-care outdoor entertaining area
- Perfect for first home buyers, downsizers or investors

## LOCATION

- Located in a quiet pocket of Hocking
- Close to local parks and walking trails
- Minutes to Hocking Primary School
- Short drive to Wanneroo Secondary College
- Close to Wanneroo Central Shopping Centre
- Easy access to Joondalup Drive and Wanneroo Road
- Approximately 25 minutes to Perth CBD
- Close to public transport options

## TITLE DETAILS

- Lot 840 on Deposited Plan 410457
- Volume 2932 Folio 274

## CURRENT LEASE

Currently tenanted in a periodic term at \$530 per week, providing immediate rental income or the option of vacant possession at settlement.

## ESTIMATED RENTAL RETURN

\$750 per week following the cessation of the current lease (~ 4.5% GROI)

## OUTGOINGS

- Council Rates- \$2150.00 per annum approx.
- Water Rates- \$1156.63 per annum approx.

For more information or to arrange a viewing contact Kira or Kalin today.

## DISCLAIMER

Please note virtual staging +twilight after editing has been used. This information is provided for general information purposes only and is based on information supplied by third parties including the seller and relevant authorities. While believed to be accurate, interested parties should rely on their own enquiries.

## MORE DETAILS

Property ID 8C4HNF  
Property Type House  
House Size 99 m2  
Land Area 202 m2

### **Kalin Lane 0487 047 359**

Sales Associate | [klane.subiaco@ljhooker.com.au](mailto:klane.subiaco@ljhooker.com.au)

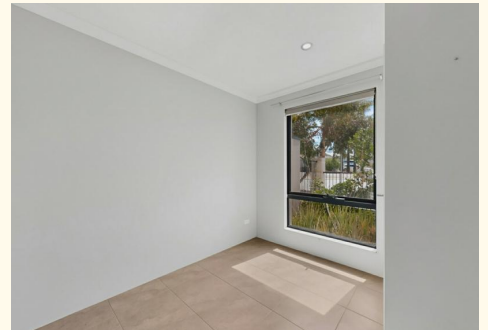
### **Kira Willis 0424 339 905**

Sales Associate | [kwillis.subiaco@ljhooker.com.au](mailto:kwillis.subiaco@ljhooker.com.au)

### **LJ Hooker Subiaco (08) 9382 3959**

133 Rokeby Road, SUBIACO WA 6008

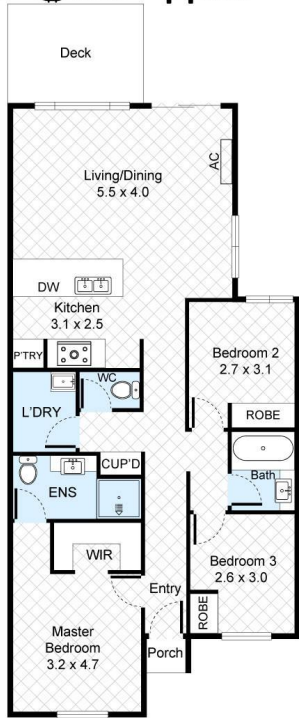
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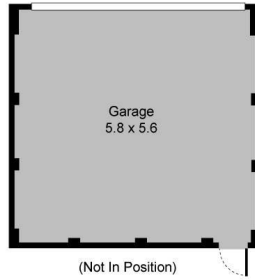
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# 12 Toledo Drive, Hocking

3 Bed 2 Bath 2 Car



FLOOR PLAN



GARAGE



SITE PLAN



## LEGEND

- 1. Driveway
- 2. Porch
- 3. Deck
- 4. Clothes Line

Internal : 91m<sup>2</sup>  
External : 33m<sup>2</sup>



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