



## 27 Lombadina Parade, SECRET HARBOUR, WA 6173

### RESORT STYLE LIVING ON HALF AN ACRE!!

Live the Australian suburban dream in this five bedroom, two bathroom family home with an abundance of features! The property sits on a massive 2004m<sup>2</sup>\* block and the home features over 210m<sup>2</sup>\* of living and was built in 2005. Four spacious living areas, a below ground pool and entertainer's dream patio along with side access with space for the boat, caravan or both!

The high ceilings to the living areas creates light and space throughout. Complimented with evaporative air-conditioning and gas bayonets as a cost-effective heating option. This property will be something that you can purchase now and then move in, in APRIL 2024 when the lease expires. Don't miss out on this one!

Features throughout the home include:

- Evaporative air conditioning throughout

- Security screens and property alarmed for peace of mind

- Functional kitchen with U-shape bench top with breakfast bar, double built-in pantry, triple fridge recess, overhead cabinets, microwave recess, shoppers' entry and stainless-steel appliances including dishwasher, rangehood and 900mm gas cooktop

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 300P101170

#### SALE DETAILS

**\$850,000**

#### CONTACT DETAILS

**Elders Real Estate  
Rockingham & Baldivis**

8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**Ian Payne**  
0417 090 069

- Dining room with feature dividing wall and Holland blinds.
- Separate lounge room to the front of the home
- Open plan family living room
- Large games room off the family living with built in storage units
- Separate activity room with double door built in storage
- King sized Master Bedroom with walk in robe and private ensuite
- All four minor bedrooms are generously sized and have built in robes
- Main bathroom with separate bath and shower
- Laundry with built in linen cupboard and double recess for washer/dryer
- Quality features such as high ceilings, laminate wood look flooring to the living areas and downlights throughout
- The surrounding reticulated yards are landscaped, the rear yard is packed with adventure for the kids with protected pond, pirate cubby house and play zone
- A below ground fenced in pool with decked area is there for you to enjoy
- Large entertaining area with patio overlooking pool is the perfect space to unwind after the busy week
- Double parking garage
- Gas bayonets for heating
- Side access for the boat or caravan through to a gated parking area, and
- DON'T FORGET THE WORKSHOP

Currently tenanted until April 2024 at \$650.00 per week.

The property will be sold in as is condition and therefore it represents quite a bargain for the astute buyer with an eye for the future.

Contact Ian Payne on 0417090069 at Elders Rockingham. Private inspections with TWO DAYS notice only.

#### Location Features:

Secret Harbour Golf Club 2.3km\*

Secret Harbour Foreshore 2.6km\*

Lark Hill Sporting Complex 1.8km\*

Whistling Kite Bar & Bistro 1.5km\*

Secret Harbour Square Shopping 1.4km\*

Perth City 59km\*

#### School Catchments:

Primary

Comet Bay Primary School (1.1 km)

Secret Harbour Primary School (1.2 km)

Golden Bay Primary School (2.6 km)

Secondary

Comet Bay College (1.7 km)

Education Support

Endeavour Education Support Centre (4.0 km)

Peel Language Development School (5.0 km)

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

\*All measurements and distances are approximate only and marked with an (\*Asterix). Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their due diligence before entering into an offer.

- Land Area 2,004.00 square metres
- Building Area: 212.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double garage











