

2 Harrington Waters Drive, WAIKIKI, WA 6169

PRISTINE FAMILY LIVING WITH ALL THE ADDED EXTRAS AND A PERFECTLY PLACED CORNER SETTING

The Open Negotiation has started. (Open Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out.

Placed upon a beautifully maintained and landscaped corner block, your 641sqm standing offers a peaceful and inviting setting with natural parkland opposite, and enclosed gardens to both the front and back. A choice of parking presents an appealing opportunity, with extra care taken for those with a boat or caravan, while drive through entry and a powered workshop ensure sought after functionality throughout. The interior floorplan has undergone various updates and upgrades, with renovations to the bathrooms and kitchen, while the flexible layout provides a wealth of living options, and the potential for 5 bedrooms, or 4 with a separate study for a work from home option. The backyard is just as welcoming as the rest of the home, with a sheltered and secluded alfresco for entertaining, including cafÃ© blinds for year round use, while the carefully created garden offers a private oasis for relaxation.

The front garden is completely fenced and gated from the street for a private space to enjoy, with established garden beds and tropical greenery throughout, ensuring an

TYPE: For Sale

INTERNET ID: 300P112153

SALE DETAILS

MUST BE SOLD!

CONTACT DETAILS

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David Parlor
0412 734 727

immediate appeal, and a striking first impression that continues across the entire property. A double garage offers secure vehicle parking, while gated access to the side provides an extra height carport for additional recreational storage, with a pathway leading to your sheltered entry within the home. Your master suite is placed to the left, with carpet underfoot, a cooling ceiling fan and walk-in robe, while the renovated ensuite is fully tiled, with a shower enclosure with glass screening, a vanity and WC. Your generous formal lounge or theatre space sits opposite and is also carpeted, with garden views and an open flow to the main living area beyond, while the home office or potential 5th bedroom provides built-in storage and natural lighting within.

Your three minor bedrooms all benefit from ceiling fans and built-in double robes, with the updated bathroom between, including that same large format tiling, with a shower enclosure with in-built recess, plus both a bath and floating vanity. Your main family zone provides a sweeping area to rest and relax, with tiled flooring and plenty of space for a multitude of layouts and uses, with a warming wood fire and cooling ceiling fan for comfort. Your kitchen is again renovated throughout, with a substantial breakfast bar design, while crisp white cabinetry ensures ample storage, and quality in-built appliances add to its appeal, with an electric oven and induction cooktop. Your gabled roof alfresco is reached via sliding doors and is insulated for year round well-being, with cafÃ© blinds and exterior fans for the ultimate space to gather, with paved flooring and uninterrupted views to the spectacular garden beyond.

Located within the hugely popular and prestigious Harrington Waters Estate, a choice of parkland, greenspace and scenic lakes provide an enviable setting, with recreational enjoyment in all directions. The local primary school is easily within walking distance, while the nearby shopping centre offers absolute convenience with retail and dining options aplenty. Warnbro train station is just moments away for a seamless commute, with road and bus links also on hand, while access to Rockingham, its foreshore and the sensational beaches are only a little further away.

Other features of the property include:

- Separate laundry with modern subway tiling
- 2 x double linen closets
- Downlighting to the main living area
- Ducted evaporative air conditioning throughout
- Ducted gas heating
- Instant gas hot water system
- Fully fenced and lawned backyard with colourful plants, greenery and trees to the border
- Water feature within the backyard
- Exterior roller shutters to the windows
- 6kW solar system with 18 panels
- Automatic bore reticulation
- 4 x security cameras with screening to the windows and doors
- 6m x 4m powered workshop with roller door entry, with both a sheltered area and hardstand paving beforehand
- Garden shed
- Entry to the alfresco and garden via the garage

- 3.5m gated side access with drive through entry
- 183sqm internal living
- 2002 build

Contact David Parlor today on 0412 734 727 to arrange your viewing.

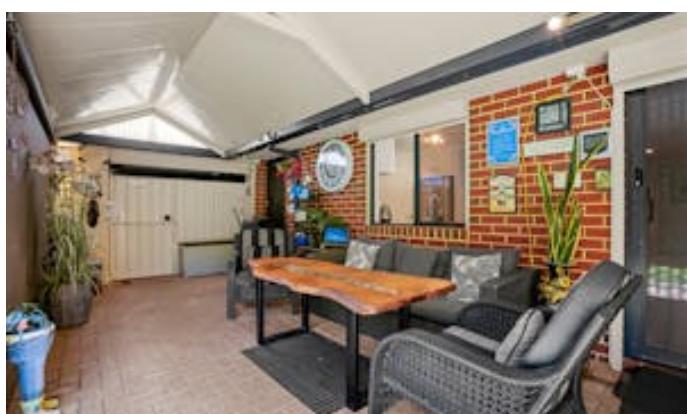
The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, 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/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 641.00 square metres
- Building Area: 183.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 3 car garage











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
 BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
 All enquiries must be directed to the agent, vendor or party representing this floor plan.

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