



## 62 Council Avenue, ROCKINGHAM, WA 6168

MUCH-LOVED RESIDENCE WITH SPACIOUS GARDEN SURROUNDS AND A PREMIUM POSITION TO ENJOY

Placed within an exceptional setting for daily convenience, this much-loved and well-maintained home sits upon a generous 704sqm block, with landscaped gardens, a freestanding double garage and endless original charm throughout. Built in 1978, the residence overflows with genuine character and appeal, with high ceilings and arched openings within, while your floorplan offers 2 bedrooms, 1 central bathroom and choice of living space to enjoy. A spacious lounge offers comfort to the front of the home, with a combined kitchen and dining area beyond, while an inviting sunroom runs along the rear for additional relaxation. A sheltered patio provides outdoor seating and entertaining whilst overlooking the gardens, with manicured lawn and established beds to both the front and back.

Separated by ornate fencing from the street, your lawned front yard is as spacious as it is welcoming, with planted beds throughout, while your lengthy driveway extends toward the double garage with dual roller door access. A sheltered entry guides you within, where a formal lounge awaits to the left, with soft carpet and sliding doors to the kitchen and dining area beyond. Your dining area benefits from timber vinyl flooring and a cooling ceiling fan, with sliding doors to the sunroom for additional relaxation throughout. And your kitchen offers a small breakfast bar for casual meals, a freestanding oven and both cabinetry and shelving for storage.

**TYPE:** For Sale

**INTERNET ID:** 300P114018

**SALE DETAILS**

**Offers Over \$749,000**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**  
8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**David Parlor**  
0412 734 727

Both bedrooms are placed to the right, with carpet to the floor and either a double or triple built-in robe, with the bathroom boasting striking original tiling, and a large shower enclosure with a Roman bath and glass screening. Your enclosed patio or sunroom to the rear extends the length of the residence, with carpeted flooring, large windows and a separate room to the side for an activity space or home office, with sliding doors to the patio for continuous living throughout. Your alfresco is elevated from the garden, with paved flooring and a flat roof overhead, creating a spacious setting to entertain, with the backyard fully fenced, lawned and landscaped throughout.

Located for absolute convenience, the popular Rockingham Centre is a few steps away to offer endless retail, dining and leisure appeal, including the local cinema, while the Aquatic Centre is just across the road, with a large reserve and greenspace a few houses down. The train station is equally nearby and within walking distance for those with a commute, while road and bus connections offer easy access to the surrounds. And finally, a choice of schooling, childcare and TAFE provides educational facilities to all ages and easily within reach.

Other features of the property include:

- Gas fire to the lounge
- Reverse cycle air conditioning unit to the lounge
- Ceiling fans throughout
- Separate laundry with direct exterior access
- Linen closet to the central hallway
- Private WC for convenience
- Exterior roller shutters to the windows
- Shade blind to the patio
- Automatic reticulation from the bore
- 2 x garden sheds
- Secure double garage with dual roller doors for access
- Solar hot water system

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 704.00 square metres

- Building Area: 90.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Double garage









