



14 Catambro Way, WAIKIKI, WA 6169

WELL-PLACED AND SPACIOUS GARDEN SETTING WITH OPPORTUNITY THROUGHOUT

The Openn Negotiation has started. (Openn 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 large 690sqm block, this 4 bedroom, 1 semi-ensuite bathroom home is being sold in an 'as-is' condition, making it an ideal opportunity for the renovator or investor seeking to add value, or for the first time buyer in search of a step onto the property market. All four bedrooms sit to the left side of the home, leaving your open plan living and dining area to the right, along with your separate kitchen with walk-in pantry and formal lounge to the front. Moving outside and your gardens offer side access gates, a powered workshop and an extended carport for vehicle parking, with the potential to add a granny flat if desired, and subject to all relevant approvals of course. While mature trees provide plenty of shade throughout, with the lawned backyard multi-level in design, and overflowing with potential to create a peaceful and private haven, with ample space to utilise.

A lengthy driveway provides additional parking with the extended carport tucked away beyond a secure roller door, while soaring trees offer a welcoming street appeal, with a feature shaded verandah on entry. A formal lounge comes first, with carpet underfoot, while your master bedroom is placed to the side, also carpeted with a walk-in robe and

TYPE: For Sale

INTERNET ID: 300P114229

SALE DETAILS

MUST BE SOLD!

CONTACT DETAILS

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semi-ensuite access to the bathroom. The bathroom is equipped with a shower unit, bath and vanity, with your three minor bedrooms benefitting from natural lighting and a built-in robe to one.

Your main family living and dining area sits centrally, with tiling throughout, a huge built-in storage unit and sliding doors directly to the exterior, with a warming fire for well-being in the cooler months. The kitchen overlooks the room, with a corner bench space, an in-built electric oven and cooktop, and both under bench and wall mounted cabinetry, while a large walk-in pantry sits next door with open shelving included. The backyard offers a lower level, ideal for a seating area, and a raised area that benefits from drive through access directly to that powered workshop and additional parking. While another soaring tree provides much needed shade, with a below ground trampoline built-in for added playtime, and lawn that extends throughout both levels for relaxation for all.

Located within a popular and central setting, you are well-placed for convenience, with a choice of retail options nearby and Rockingham itself just a little further for dining and leisure appeal. A variety of parkland and greenspace offers recreational enjoyment, with schooling close at hand for a family focus, while road and public transport links ensure connectivity throughout. The pristine coastline and beaches are just a little further for a true lifestyle setting, with a range of activities including boating, fishing and daily coastal walks all on hand.

Other features of the property include:

- Separate laundry with direct exterior access
- Private WC
- Side access gates to the backyard
- Bore with manual reticulation
- 6m x 4m powered workshop with roller door entry
- Additional storage shed
- Security camera system for added peace of mind
- Built in 1984
- Being sold in an 'as-is' condition

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

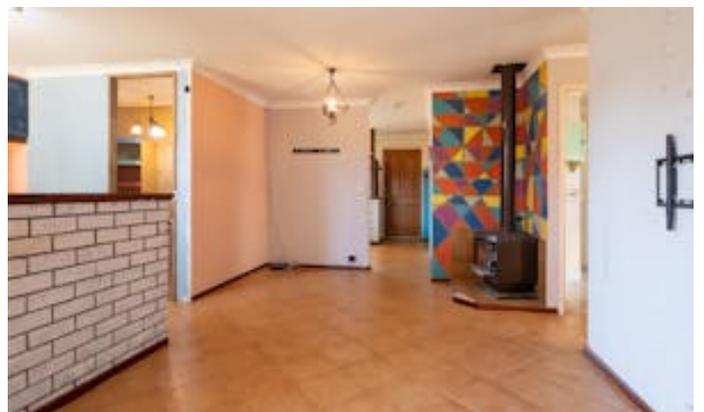
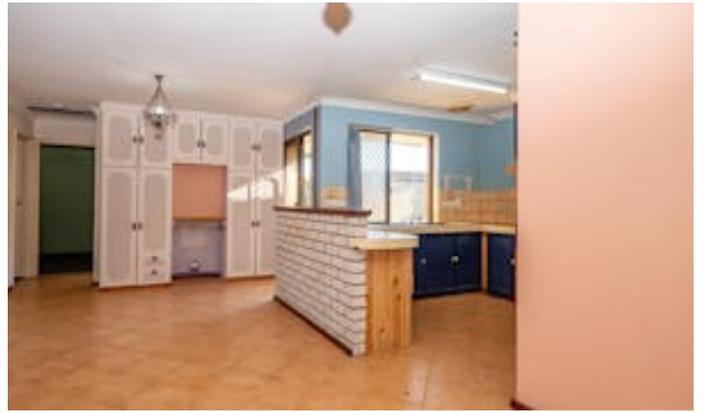
The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, 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 690.00 square metres

- Building Area: 110.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Single 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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