



## 3/8 Dowling Street, ROCKINGHAM, WA 6168

**SOLD BY BIANCA MCKENZIE**

Set within a peaceful complex and seconds from parkland you find this neat and tidy unit, with a straightforward layout offering 3 good sized bedrooms, a fully equipped bathroom, open plan living and dining area, with a central kitchen and enclosed easy-care backyard providing all the space you need for laid back, comfortable living.

Positioned in a popular location facing Kolbe Catholic College with the local TAFE just beyond, you have the vast Dowling Street Reserve just a few steps from home offering extensive green space and shady trees to ensure your daily exercise, and easy access to all the delights Rockingham has to offer with the fully stocked shopping centre, foreshore and beaches all within reach.

Features of the home include:

- Spacious master bedroom with carpeted flooring, an in-built robe, split system air conditioning unit for year-round comfort and semi-ensuite access to the main bathroom
- Two further well-spaced bedrooms, both with carpet underfoot and plenty of natural light
- Family bathroom with bath, shower and vanity

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:** 300P126489

**SALE DETAILS**

**Offers From \$320,000**

**CONTACT DETAILS**

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

**Bianca McKenzie**  
0422864960

- Centrally positioned kitchen with ample cabinetry including a full height pantry, wraparound bench top with breakfast bar for seating, and in-built oven with gas cooktop
- Open plan living and dining area with direct access to the outdoor space
- Carpet throughout the main living and bedrooms, with tiling to the kitchen and bathroom
- Covered patio to the rear of the property, providing plenty of room for relaxation or entertaining
- Sheltered garden with paving, bordered with in-built garden beds and a section of artificial lawn
- Single covered carport, with secondary parking spot to the front

Built in 1994, set on a 187sqm\* block with 95sqm\* internally, this fantastic property was built for the laid-back lifestyle, ensuring minimal upkeep throughout with the added benefit of its convenient positioning, and all the daily necessities close by.

Contact Bianca today on 0422 864 960 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 187.00 square metres
- Building Area: 95.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport



