



## 16 Lake Street, ROCKINGHAM, WA 6168

SOLD BY DAVID PARLOR

CURRENT BID \$730,000 | 4 QUALIFIED BIDDERS

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.

As the street name suggests this incredible property sits directly opposite the breathtaking Lake Richmond, with unrestricted views throughout the home and wraparound verandah this 750sqm corner block, with potential for subdivision (STCA), offers dual street frontage to ensure full advantage of its sensational positioning and unique location. The homes interior has been carefully updated, offering 165sqm comprising of a spacious master suite, two further fantastic bedrooms, a well-equipped family bathroom and multiple formal and informal living areas that flow effortlessly out to the covered alfresco and rear lawn.

Features of the home include:

- Contemporary renovated kitchen, with Miele electric oven, cooktop and integrated rangehood, extensive crisp white cabinetry with on-trend black finishes, wraparound

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:** 300P126820

### AUCTION DETAILS

6:30pm, Wednesday  
September 20th, 2023

### CONTACT DETAILS

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

**David Parlor**  
0412 734 727

Caesarstone benchtops with waterfall edge and mobile central island, all overlooking the flora and fauna of the lakeland opposite

- Open plan family area off the kitchen, with reverse cycle air conditioning unit, sliding doors to the verandah and updated vinyl plank flooring
- Semi-separate dining area, with the flexible floorplan allowing for a variety of uses that best suit your family, with a cooling ceiling fan, yet more impressive views and recently laid timber vinyl flooring
- Substantial lounge area that flows on from the casual living space, with timber vinyl flooring and double sliding door access to the patio at the rear
- Generous master suite at the front of the home, positioned so you wake up to Lakeland views, with an effective reverse cycle air conditioning unit, timber plank flooring, walk-in robe and renovated ensuite with full height tiling, glass screened shower and vanity with mirrored cabinet
- Two further great-sized bedrooms, located in their own wing at the rear of the property, with built in robes, vinyl flooring, reverse cycle air conditioning units and one with an overhead fan
- Family bathroom with separate bath, shower and vanity, with a separate toilet and sizeable laundry with in-built linen closet and direct garden access
- Professionally painted throughout in a neutral colour scheme
- Ducted evaporative air-conditioning throughout and quality pendant or downlighting to the main living areas
- Huge extended alfresco area with gabled roof and poured limestone flooring, plus café blind for complete comfort all year round, and hot and cold water point with a gas bayonet ready for that outdoor kitchen of your dreams
- Newly laid certified Sir Walter lawn, with new 3m x 1.5m shed and automatic reticulation from the 3-year-old 3 phase bore pump
- Poured limestone verandah to both street frontages, with engineered wood pillars, overlooking sweeping green lawn and providing another tranquil spot to sit and relax
- Window tinting to most of the front windows
- 6.6kW Fronius solar system with 21 panels, battery ready with monitoring
- Ring doorbell camera, with exterior camera system
- Roof repointed with new down pipes and goldbat insulation with 2 whirlybirds installed
- Rear access via a side gate with a hard stand for trailer parking
- Dual door double garage with extra height ceiling and rear patio access with the doors and openers newly replaced

Built in 1991, this simply remarkable property provides magnificent views from every vantage point, offering peaceful reflection to the sound of local birdlife or endless greenspace and walking trails to cater for your recreation needs. And if that wasn't enough, you are just moments from Rockingham foreshore and the pristine beaches that line this superb coastline, with beachfront cafes and restaurants to enjoy, plus the scenic delights of Point Peron and Penguin Island ensuring a relaxing laid-back lifestyle, still with all the daily essentials of schooling, shopping and transport links close by.

An absolute must view property, 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 750.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage









