



## 19 Octans Court, ROCKINGHAM, WA 6168

**SOLD BY TONY ANSARA**

Calling All Investors! Charming 4x1 Situated on a Generous 837sqm\*Block in the Highly Sought-After Rockingham Park Estate!

This well-established property is nestled in a prime cul-de-sac location and offers plenty of room for a growing family. Featuring four spacious bedrooms, family bathroom, well-appointed kitchen with stainless steel appliances and multiple living areas.

Outside features two patio entertaining areas, below ground swimming pool, powered workshop/studio room, single car garage/2nd powered workshop and plenty of backyard for the kids and fur babies to play and run free!

Additional features include timber flooring, 2 split system reverse cycle air-conditioners and a slow combustion woodfire heater to keep warm in the colder winter months.

Conveniently located within a short distance to beautiful parklands, shopping facilities, amenities, quality schools, public transport and the beautiful beaches of Rockingham.

**TYPE:** Sold

**INTERNET ID:** 300P127769

**SALE DETAILS**

**Offers Invited - Mid to Higher \$400's**

**CONTACT DETAILS**

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

**Tony Ansara**  
0410 107 787

Call Tony Ansara anytime on 0410 107 787 for questions or queries or to book a viewing. Facetime viewings are also available.

\*This property is leased until 22nd June 2024 at \$380 per week.

#### Property Features

Year built 1970

Lot size 837m2\*

4 Spacious bedrooms

Family bathroom with bath and walk-in shower

Kitchen with stainless-steel appliances

Multiple living areas

Laundry

Timber flooring

2 Split system reverse cycle air-conditioners

Slow combustion woodfire heater

Gabled patio

Below ground swimming pool

Powered workshop/Studio room

2nd Patio area

Big backyard

Single car garage/2nd Powered workshop

#### Location Features

Nearest bus stop (Hercules St After Orion St) 500m\*

The Anchorage Village (Local shops) 2km\*

Rockingham Centre 2.3km\*

Rockingham Beach 3km\*

Shoalwater Beach 3.5km\*

Rockingham Train Station 4km\*

Perth 49.7km

#### Schools

Bungaree Primary School 1.8km\*

Rockingham Beach Primary School 3.1km\*

Cooloongup Primary School 3.6km\*

Safety Bay Primary School 2.6km\*

Rockingham Senior High School 2.7km\*

Safety Bay Senior High School 3.3km\*

Star of the Sea Catholic Primary School 2km\*

Kolbe Catholic College 3.7km\*

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 837.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Single carport







