



18 Castlerock Avenue, WAIKIKI, WA 6169

SOLD BY DAVID PARLOR

**** HOME OPEN CANCELLED****

Perfect positioning and overflowing with charm, this fantastic 3-bedroom home sits on a spacious 685sqm block with extensive outdoor living options, drive through access and plenty of lawn for the kids to play, ensuring an appealing option even before you set foot inside. The home itself provides 114sqm of living with an open family zone that surrounds the well-equipped kitchen, separate formal lounge and three great sized bedrooms, with the master offering semi-ensuite access to the family bathroom for complete comfort.

Features of the home include:

- Placed centrally within the open plan living, the kitchen provides plentiful cabinetry and bench space, a full height pantry, in-built oven and gas cooktop and additional seating around the breakfast bar
- Open plan family meals and living with a reverse cycle air conditioning unit for year-round comfort and contemporary timber effect flooring
- Formal lounge off the main entry with soft carpeting and a cooling ceiling fan

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: 300P128480

SALE DETAILS

Offers Over \$449,000

CONTACT DETAILS

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

David Parlor
0412 734 727

- Master bedroom with views across the established gardens to the front, with another effective ceiling fan, walk-in robe and semi-ensuite access to the bathroom
- Two further bedrooms to the rear of the home, both with built-in robes and carpet underfoot
- Fully equipped family bathroom with bath, shower, vanity and WC
- Laundry with direct garden access for convenience of use and a second private WC
- Huge uncover alfresco off the main living area, with paving that expands from both sides to offer multiple outdoor living options
- Fully fenced garden with plenty of green lawn for the children to safely enjoy, with 2 garden sheds and automatic reticulation from the bore
- Gated drive through access from the covered carport to an extended paved area, with plenty of room for the boat, caravan or trailer
- Manicured front lawn with enormous shady tree and carefully maintained garden beds
- Covered front verandah to sit peacefully and enjoy the gardens
- Roller shutters to the front windows and security doors to the front and back entries
- Single undercover carport

Built in 1993, this wonderful home has been carefully maintained to provide excellent family living in an ultra-convenient location, walking distance to the Waikiki Village Shopping Centre, moments from your choice of schooling, including the South Coast Baptist College, and an endless array of parkland with play equipment and lakes to meander, providing easy care living and an appealing option for families and investors alike. A must view.

Contact David Parlor today on 0412 734 727.

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 685.00 square metres
- Building Area: 114.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport







