



## 34 Minigwal Loop, WAIKIKI, WA 6169

EASY CARE CONVENIENCE WITHIN GENEROUS GARDEN SURROUNDS

CURRENT BID \$660,000 | 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.

Placed upon a generous 698sqm block within a peaceful and convenient setting, this fantastic family residence offers 3 spacious bedrooms, 2 fully equipped bathrooms and 3 separate living areas, including both formal and informal options. Side access provides entry to the backyard, with considerable lawn for the children or pets to enjoy, along with a large patio for complete relaxation, and garaged parking for the vehicle to the front. Inside the property, your three bedrooms sit to the right, with the master positioned to overlook the front garden for peace and quiet, while you have a formal lounge upon entry, an open plan family hub beyond and a huge games room to the rear, with the kitchen placed centrally to oversee all and ensure seamless living throughout.

Lush green lawn borders the front of the home, with a tropical palm for added appeal and additional parking to the lengthy driveway. Once inside, your formal lounge or

**TYPE:** For Sale

**INTERNET ID:** 300P131549

**SALE DETAILS**

**From \$670,000**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**

8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**David Parlor**  
0412 734 727

theatre space sits to the left, with carpet to the floor, a beautiful bay window and cooling ceiling fan, with the option to the close to space off for a multitude of uses or simply peaceful relaxation. Your master suite is oversized by design, with ample space for a retreat area within, with carpet underfoot, a complete wall of built-in robes and another ceiling fan, while the ensuite is nestled beyond a sliding barn door, with a shower, vanity and WC.

Your two further bedrooms are both carpeted with open robe recesses for storage, with the bathroom positioned between and equipped with a combined bath and shower, and vanity. Your open plan living and dining area surrounds the kitchen, with vinyl flooring throughout and neutral paintwork for a fresh and modern feel, while sliding doors offer access to the considerably spaced games room, with more than enough room for additional living, activity space or entertaining throughout. The kitchen offers a large breakfast bar for casual meals or gathering around, with a freestanding oven, both under bench and overhead cabinetry and a full height pantry. And moving to the backyard, you have a wraparound patio to the side and rear of the home, allowing extensive opportunity to entertain, while the expansive lawn surrounds the property, with established trees, including the fruiting variety, an area for the firepit and garden beds to the fence line, with that aforementioned side gate access for entry within.

Located a short stroll from the local primary school, this community orientated setting offers laid back living, with a variety of parkland and greenspace to the neighbouring surrounds, and easy access to your retail and dining needs within the Waikiki Village Shopping Centre. Rockingham is just a short drive further with a vast range of shopping and recreational options, along with the train station for a straightforward commute to the CBD, while road and bus links provide easy access to the surrounds.

Other features of the property include:

- Laundry tucked behind the kitchen with open shelving for storage
- Privately positioned second WC
- 3 x split system air conditioning units
- Gas storage hot water system
- Exterior roller shutters to the windows
- Security screening to the doors
- Bore for ease of upkeep
- 3m x 3m shed to the backyard

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 698.00 square metres
- Building Area: 122.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage













