



## 4 Harrington Waters Drive, WAIKIKI, WA 6169

UNDER OFFER BY BERNIE EGAN

Immaculate at every step, the sensational gardens greet you on arrival and offer a manicured sanctuary to both the front and back, with the interior carefully updated with modern fixtures and fittings and the layout family orientated to offer quiet relaxation or lively entertaining throughout the inside and out. Set on a 538sqm\* block, you have a variety of contemporary living areas with a formal lounge to the front and open plan living, dining and kitchen to the back, with an oversized master suite, three further great sized bedrooms and both an ensuite and family bathroom all within its 162sqm\* interior.

Facing vast bushland, your front neighbour offers all the peace and quiet you could ask for, with the Harrington Waters Reserve and lake area just a few short steps from home, you also have the Waikiki Primary School within walking distance, the well-placed shopping centre just up the road and easy public transport and road links ensuring any destination is easily reached.

Features of the home include:

- Generous master suite at the front of the home with a beautiful bay window creating a retreat to enjoy the gardens from, plus a cooling ceiling fan, walk-in robe and ensuite with full height tiling, stone topped vanity with mirrored cabinet, contemporary gold hardware and plenty of storage all tucked behind a sliding barn door

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:** Under Contract

**INTERNET ID:** 300P133712

**SALE DETAILS**

**Mid \$600,000's**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**

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

**Bernie Egan**  
0433707633

- Three further fantastic bedrooms, all with soft carpet underfoot and built-in storage
- Updated bathroom with bath, vanity and shower enclosure, plus a separate WC
- Modern laundry with plenty of in-built cabinetry and bench space, on-trend black hardware and sliding door access to the side garden for ease
- Completely remodelled kitchen with extensive cabinetry including both upper and lower storage and a full height pantry, in-built electric wall oven, cooktop and rangehood, fridge recess, undermount sink and stone benchtops that extend to a breakfast bar with seating
- Open plan living and dining space, flooded with natural light with a seamless transition to outdoor entertaining
- Formal living and dining on entry with shaded views across the front garden, and plenty of room to include an activity space or study nook
- Carpet to the bedrooms and lounge, with tiling to the remainder
- Ducted reverse cycle air conditioning throughout
- Modern pendant or downlighting to the main living
- Gabled roof alfresco that runs the length of the home, with a cooling ceiling fan and paving that extends to the rear offering another sheltered space to relax
- Lawned rear yard overflowing with greenery and established plant life, with a hidden garden shed for stowage
- Simply delightful front garden with a combination of lawn, hedging and trees
- Auto reticulation from the bore and a solar panel system for efficiency
- Roller shutters to the front windows with shades to the bedrooms
- Double enclosed carport with a roller door to the front and door access to the alfresco

Built in 2002, this home is simply wonderful, updated to the highest of standards to leave you with a move in ready residence, close to a range of family centered facilities and a peaceful garden to retreat to at days end, all ensuring a wide appeal to a range of buyers.

Contact Bernie on 0433 707 633 today 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.

**Buyers Note:** 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 538.00 square metres
- Building Area: 162.00 square metres
- Bedrooms: 4

- Bathrooms: 2
- Car Parks: 2











