



## 37/6-8 Sepia Court, ROCKINGHAM, WA 6168

SOLD ADAM DINELEY

Tucked away within a peaceful complex sits this well maintained 2 bedroom villa, offering complete convenience with its ultra-central location, the thoughtfully designed floorplan allows an easy flow throughout, with a spacious private courtyard garden and added extras like window shutters and cooling ceiling fans adding to the comfort within. A covered carport to the front provides parking away from the elements, then inside you have two well-spaced bedrooms, a fully equipped bathroom and an open plan kitchen, living and dining space that overlooks the alfresco and provides seamless indoor to outdoor living.

Positioned with the Rockingham Centre just a few steps from home, you have all the retail, dining and entertainment facilities you could need just a short stroll away, there's plentiful parkland and greenspace in all directions ensuring your recreation needs are well taken care of, along with schooling and childcare options, the train station and public transport links and a little further, the coastline, beaches and foreshore too.

Features of the home include:

- Two good sized bedrooms, both with timber effect flooring, ceiling fans
- Central family bathroom with a combined bath and shower, plus a separate laundry

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:** 300P138242

**SALE DETAILS**

**Offers From \$299,000**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**

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

**Adam Dineley**  
0450217206

with direct access to the side garden for ease of use

- Substantial kitchen placed to oversee the family living, with a freestanding oven, ample cabinetry that wraps around the space, a full height pantry, breakfast bar to the main room for casual dining and a window overlooking the gardens
- Open plan living and dining area with soft carpet to the floor, another effective ceiling fan and a reverse cycle air conditioning unit
- Exterior shutters to the windows
- Light and bright neutral colour scheme throughout
- Covered alfresco area within your courtyard garden, offering a peaceful spot to relax or entertain friends, with paving that extends around the property
- Established garden bed to the front of the home, providing an inviting entry
- Brick storeroom for added storage
- Covered carport to the front of the property

Built in 1988, this superb property was designed with comfort and convenience in mind, with low maintenance living throughout the home and garden, and a perfectly placed location close to all amenities, ensuring it a popular choice with a range of buyers including families, professionals and investors.

Contact Adam Dineley today on 0450 217 206 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 142.00 square metres
- Building Area: 71.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport







