



## 15/12 McNicholl Street, ROCKINGHAM, WA 6168

SOLD BY DAVID PARLOR

EASY CARE LIVING IN A CHARMING OVER 55'S COMPLEX WITH SENSATIONAL PARKLAND VIEWS

Tucked away in a peaceful over 55's complex you find this well maintained 3 bedroom, 1 bathroom property. With a private garden that opens directly onto parkland and a picturesque lake to meander, this perfectly positioned home provides comfortable living, in a convenient and community focused setting. The home itself offers three spacious bedrooms, with the master semi-ensuite to the main bathroom, plus a formal living and dining room on entry, open plan kitchen and meals area to the rear and a sheltered garden for outdoor dining and relaxation.

Features of the home include:

- Fully equipped kitchen with ample storage throughout both the under bench and wall mounted cabinetry, an in-built wall oven and gas cooktop, fridge recess, full height corner pantry and breakfast bar for casual dining
- Open dining or family area off the kitchen, with a cooling ceiling fan, tiled flooring and sliding door access to the alfresco for easy indoor to outdoor living

**TYPE:** Sold

**INTERNET ID:** 300P138723

**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

- Living and dining room on entry, with carpeted flooring, an effective split system air conditioning unit, ceiling fan and plenty of natural light from the large window
- Generous master bedroom, with a built-in triple robe and soft carpet underfoot
- Two further bedrooms, both of a good size with carpet to the floor and one with built-in robe
- Light and bright main bathroom with separate bath, shower enclosure and vanity, with semi-ensuite access to the main bedroom and a private WC
- Substantial laundry with built-in storage and direct garden access
- Paved garden with sheltered areas for outdoor living or entertaining, with pull down café blinds for use in all seasons
- Dedicated garden beds along the fence line with direct gated access to the vast parkland beyond, with sensational views of the lake from the tranquility of your own garden
- Sheltered position back from the street, with an established front yard overflowing with plant life and fragrant Frangipani, plus a private verandah to the entry
- Separate brick-built storeroom
- Carport with roller door and room to park two vehicles tandem

Built in 1993, this fantastic property sits in an enviable position with endless parkland literally at your back door, ensuring a range of recreational offerings are available without even leaving home. The Autumn Centre sits just moments away, as does the well-stocked shopping centre, entertainment facilities and the delightful Foreshore with its beaches, restaurants and cafes to enjoy, all easily reached with both public transport and road links on hand.

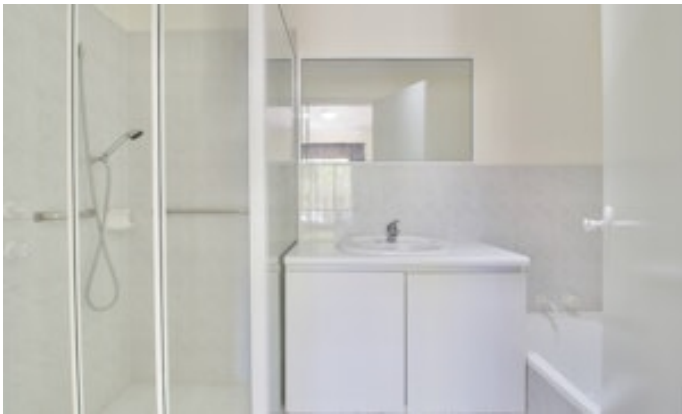
A must view for those seeking easy care living in a community orientated setting, contact David Parlor today on 0412 734 727 to arrange your viewing.

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 267.00 square metres
- Building Area: 95.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage









FLOOR PLAN