

1 Fox Close, WAIKIKI, WA 6169

SOLD BY DAVID PARLOR

LARGE CORNER BLOCK WITH SIDE ACCESS TO A WORKSHOP AND PARKLAND OPPOSITE

CURRENT BID \$591,000 | 3 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.

Set on a park facing corner block, this inviting 4 bedroom 2 bathroom home offers a long list of added extras including convenient side access to a powered workshop, sweeping gardens with secure brick fencing, a huge, enclosed verandah that currently serves as a games room and a range of comfortable living options within the spacious interior. Set on a 702sqm* block, its corner placement makes it a prime candidate for potential sub-division, subject to all the relevant council approvals, with the internal floorplan offering an easy flow between multiple living areas, both formal and informal, a centrally placed kitchen and the four spacious bedrooms.

TYPE: Sold

INTERNET ID: 300P138922

SALE DETAILS

From \$596,000

CONTACT DETAILS

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

David Parlor
0412 734 727

Features of the home include:

- Open kitchen, with in-built oven, gas cooktop and rangehood, pastel blue cabinetry, a fridge recess, and wraparound benchtop with the option for seating
- Substantial family living and dining room with downlighting, carpeted flooring and an entire wall of windows that overlook the games area
- Formal lounge on entry with carpet to the floor and a large window to enjoy those parkland views
- Formal dining area with an open design to allow an easy flow to the rest of the home, making it a flexible space to use as best suits your family
- Large, enclosed verandah that currently serves as a games room, with tiled flooring, a built-in bar, and access to the alfresco dining
- Generous master suite with parkland views, carpet to the floor, a walk-in robe and renovated ensuite with floor to ceiling tiling, modern black accessories, vanity, shower and WC
- Three further fantastic bedrooms, all with carpet and either a built-in or walk-in robe
- Family bathroom with a bath, shower and vanity, with a separate laundry with linen closet and your private WC
- Ducted reverse cycle air conditioning throughout
- LED downlighting to the entire home
- Extensive paved alfresco area, covered for year-round use and with the option to close it off from the elements for complete comfort
- Huge rear yard with a mix of paving and lawn, all reticulated from the bore with a handy garden shed
- Substantial powered workshop with roller door and a hard stand to the front, with drive through entry from the gated side access
- 4.2kW* solar system with 16 panels
- Double garage with remote door

Built in 1998, this superb property is positioned on the edge of a peaceful cul-de-sac opposite the enormous Gidgi Way Reserve, with endless green space and a playground to enjoy, ensuring a family orientated position or an excellent choice for the investor. The local SUPA IGA sits nearby, with East Waikiki Primary School within easy reach, along with all the delights Rockingham has to offer just a little further, including the train station for a seamless journey to the CBD, its vibrant foreshore and beaches.

Contact David Parlor today on 0412 734 727 to arrange your viewing.

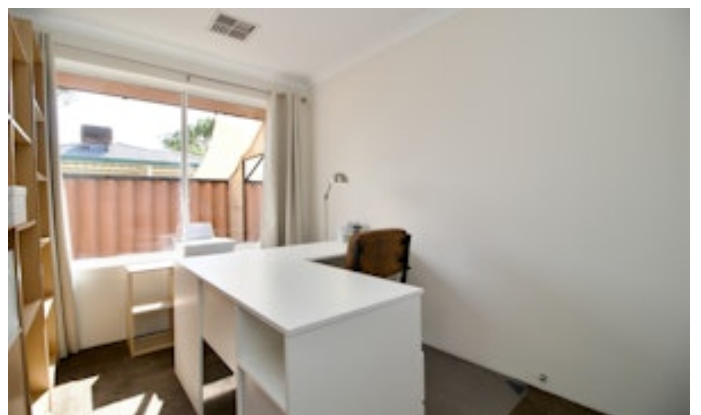
The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, 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 702.00 square metres
- Building Area: 148.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











FLOOR PLAN