



8 Carmody Road, WAIKIKI, WA 6169

WELL-PLACED PROPERTY WITH AN INVITING BELOW GROUND POOL AND LANDSCAPED GARDENS

Set upon a spacious 680sqm block with a sparkling poolside paradise to the backyard, this well-maintained home offers 3 bedrooms, 1 semi-ensuite bathroom and multiple living areas throughout. Owned by the same family since its 1992 build, this much-loved home is surrounded by landscaped gardens, with lush green lawn to both the front and back and a variety of fruiting trees, alongside a choice of patio or pergola for entertaining. Moving back inside, and all bedrooms are well-spaced and placed to the left side of the property, with formal living and dining, your kitchen and open plan family room, and a separate enclosed verandah ensuring plenty of space within.

An inviting pergola situated to the front of the residence offering the first of many spaces to sit, with a border of mature palms for a sense of privacy from the street, while an extended driveway offers additional parking to the sheltered carport with roller door. A formal lounge and dining space is placed to the right of the entrance, with tiled flooring, a cooling ceiling fan and a large window to overlook the gardens. While your kitchen follows on with an in-built oven, cooktop and rangehood, a full height pantry and a wraparound benchtop with both under bench cabinetry and breakfast bar seating. A family lounge or meals area borders the kitchen, with the flexible layout providing a variety of uses, with direct access to the enclosed patio to the rear.

TYPE: For Sale

INTERNET ID: 300P152927

SALE DETAILS

Offers Over \$699,000

CONTACT DETAILS

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

David Parlor
0412 734 727

Your master bedroom is situated at the front of the home, with timber laminate flooring, a walk-in closet and semi-ensuite access to the bathroom that's fully equipped with a bath, shower and vanity, while your further two bedrooms offer the same timber laminate flooring and open robe recesses for storage. Completing the interior, the rear of the residence provides a large, enclosed patio, ideal as a games room or additional entertaining space, with tiled flooring, plenty of windows for a sunroom effect and views across the pool. The huge below ground pool is 10 metres long enhancing this private backyard paradise, with water features and shade sails for added comfort and appeal. The paved surroundings extend to the beautifully manicured lawn, including tropical plants to the border, established fruit trees and a sheltered patio for alfresco dining.

Located within a family orientated community, the East Waikiki Primary School is just a short stroll away, with a choice of extensive parkland equally close by, including the popular Hourglass Reserve and sporting facilities. The Waikiki Village Shopping Centre is just a little further, to offer plentiful retail and dining options, with Rockingham itself easily reached to ensure a never-ending supply of shopping, dining and recreational opportunity. And for those seeking daily travel to the CBD or surrounding area, the train station is conveniently placed, with bus and road connections also on hand.

Other features of the property include:

- Separate laundry with linen storage
- Private WC for convenience
- Ducted evaporative air conditioning with new motor
- 2 x gas bayonet points
- Instant gas hot water system
- Salt water swimming pool with safety ledges and hand grips
- Pool Filter and Chlorinator replaced in last 12 months
- Reticulation from the bore for ease of upkeep
- Security screening to the windows and doors for added peace of mind
- CCTV and Video Doorbell to front of house
- 4.5m x 3.5m shed with power
- Secondary 3m x 3m shed

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 680.00 square metres
- Building Area: 110.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage









