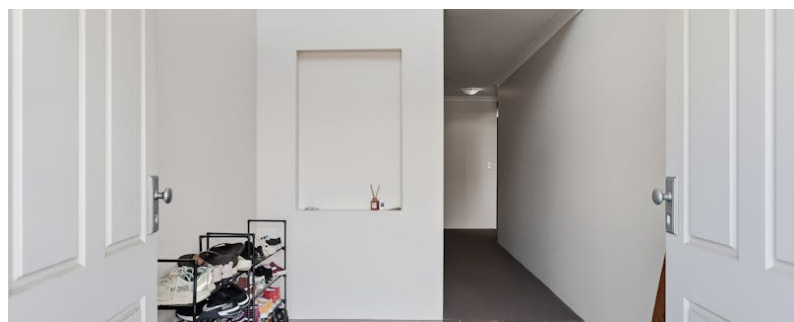




202A Kent Street, ROCKINGHAM, WA 6168

MODERN TOWNHOUSE LIVING JUST ONE STREET FROM THE BEACH

Located within an absolutely incredible setting just one street from the pristine coastline, this dual level townhouse offers a minimal upkeep style that extends across both the interior and out, creating a laid back appeal to suit any lifestyle. A choice of two spacious living areas ensures maximum comfort, with your open plan lounge, dining and kitchen to the upper level, along with your generous master suite, while a balcony offers ocean views for added relaxation. A separate theatre space or secondary living area awaits to the lower level, with sliding doors to a peaceful and private alfresco for an outdoor setting. While the home is completed with a further two bedrooms and guest bathroom, along with a garage for securely parking the vehicles.

Walking distance from a beautiful parkland and seconds from the beach, this idyllic position provides the ultimate recreational appeal, with the many bars and restaurants of the bustling foreshore just a quick stroll away. A variety of shopping options are equally on hand, with cafes to explore and shaded greenspace to meander, while sporting facilities and both schooling and childcare are easily within reach. Road and public transport links ensure connectivity, while the laid back lifestyle awaits with slow days on the white sandy shores and mornings spent enjoying a coffee overlooking the coastline.

Features of the home include:

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: For Sale

INTERNET ID: 300P153060

SALE DETAILS

Offers From \$949,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

Adam Dineley
0450217206

- Spacious master suite with sweeping natural light, a cooling ceiling fan and carpet underfoot, with a complete wall of full height robes for storage
- Ensuite to the master bedroom, with a glass shower enclosure, large vanity and private WC
- Two further bedrooms, both with carpet to the floor and built-in robes, plus an overhead fan for comfort
- Main bathroom with a bath, glass shower enclosure and vanity
- Separate laundry with exterior access for drying
- Modern kitchen to the central living area, with stone benchtops, in-built appliances and plentiful under bench cabinetry, plus a full height pantry and designated fridge recess within
- Inviting living and dining area to the upper level, with an effective reverse cycle air conditioning unit, another ceiling fan and carpet throughout, with an open plan design for entertaining, and direct balcony access
- Great sized lounge to the lower level, with carpet to the floor and sliding doors to the exterior patio, plus another reverse cycle air conditioning unit for year round well-being
- Winding staircase to the upper level
- Dual door access to your soaring foyer for a grand entry to the home
- Balcony to the upper level, ideal for watching the sunset of an evening
- Sheltered and paved patio to the rear of the residence, creating a secluded setting for peaceful outdoor living or entertaining
- Modern exterior facade for an immediate appeal
- Lawned front garden
- Security camera system for peace of mind
- Paved driveway for additional vehicles and access
- Double remote garage with a shaded carport beforehand

Built in 2007, this contemporary abode offers an ideal solution for buyers or investors seeking a central coastal setting with the ocean just moments away. The modern layout provides a low maintenance design throughout, with your various areas for relaxation providing living arrangements to suit both professionals and families alike. While the popular nearby amenities offer a leisure appeal that is sure to interest all.

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 209.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage

