



15/96 Simpson Avenue, ROCKINGHAM, WA 6168

MINIMAL MAINTENANCE LIVING WITH COMFORT AND CONVENIENCE COMBINED

Designed for low maintenance living, this modern and light filled unit sits in an ultra-convenient setting, with quick access to all the delights Rockingham has to offer, and a contemporary floorplan for laid back comfort. The end of row position makes full use of the space on offer, with gated access into the front garden via a sheltered carport, ensuring ample space for parking the vehicles, and plenty of room for the boat. While you have a choice between two gardens, with lawn to both the front and back, and a variety of alfresco opportunity for outdoor dining or entertaining. The interior provides a bright and contemporary feel throughout, with a central, open plan living and dining area around the kitchen, while your two bedrooms are both spaced for comfort, with the fully equipped bathroom placed between.

Located within strolling distance of the fully stocked and popular shopping centre, you have a variety of entertainment options, including the cinema and extensive dining establishments all within easy reach, while a choice of parkland and sporting facilities are equally nearby. A range of educational options are also close at hand, with the local TAFE within walking distance, while road and public transport connections ensure ease of travel throughout. And for your enjoyment, the pristine coastline and beaches are easily within reach, along with the much-loved foreshore, tranquil Lake Richmond and even the Aquatic Centre just a few steps away.

TYPE: For Sale

INTERNET ID: 300P154478

SALE DETAILS

Offers From \$549,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

Adam Dineley
0450217206

Features of the home include:

- Two spacious bedrooms, with timber effect flooring and ceiling fans to both, plus a double robe for storage to one
- Bathroom with a combined bath and shower, and an extended vanity with storage
- Laundry with both cabinetry and counterspace, plus direct access to a sheltered area along the side of the home
- Centrally placed kitchen, with a freestanding oven, breakfast bar for casual meals, and ample under bench cabinetry, with a full height pantry included
- Open plan living and dining area, with sweeping natural light and direct garden access, with modern furnishings including timber effect flooring, an efficient reverse cycle air conditioning unit and cooling ceiling fan
- Sheltered alfresco to the rear of the residence, with paved flooring that extends out and around the home, leading to a secondary shaded space along the side, creating a multitude of options for relaxation or entertaining
- Fully fenced backyard, with a blend of both lawn and synthetic turf for ease of upkeep, plus a large garden shed for stowage, and an additional storeroom or workshop
- Lawned front garden, with a soaring palm tree, established greenery and a private space to relax, with a paved pathway to the entrance and direct access to the rear yard
- Beautiful garden views from all rooms full privacy
- Gated entry to the front garden via the carport, with a paved hardstand within for additional parking situated at the end of drive so minimal foot and car traffic secure and private
- Designated carport parking
- Bus stop out the front of units and across the road , so easy to get to shops and railway

Built in 1989, this absolutely fantastic unit sits tucked away within a peaceful complex to offer a secluded and easy care opportunity for anyone seeking a central setting, with every amenity on the doorstep, and modern functionality throughout. The interior offers an uninterrupted flow between your internal and external living, with those sweeping gardens on offer for additional parking, plentiful storage and a variety of options to entertain.

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 237.00 square metres

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.

- Building Area: 64.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1
- Single carport





