



2 Kenton Way, ROCKINGHAM, WA 6168

UNDER OFFER BY ADAM DINELEY

UPDATED FAMILY HOME ON A PERFECTLY PLACED AND OVERSIZED CORNER BLOCK

Updated throughout for a modern and inviting home, this centrally placed property sits upon a generous 829sqm* corner block, to offer a choice of comfortable living options across both the interior floorplan and peaceful gardens, with a variety of parking on offer including both the secure garage and gated side access. The three bedrooms are all positioned to the right of entry, with the bathroom placed to the midway point for convenience of use, leaving the remainder of the home for relaxation. A family lounge flows effortlessly into your dining area and vast kitchen, that's renovated with contemporary styling throughout, while a separate games room or additional living area sits beyond, before moving outside to your spacious and sheltered patio. And the backyard extends around the entire residence, with fencing to the perimeter to create your own private haven, with lush green lawn and established plant life already in place.

Situated for convenience, you are only moments from all the day-to-day essentials to ensure a popular location for laid back living, with the train station within walking distance for uninterrupted travel throughout. The Rockingham Centre is equally nearby to provide extensive retail options, with a variety of eateries and entertainment facilities included, while the foreshore is a short hop further for endless recreational enjoyment

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: Under Contract

INTERNET ID: 300P155592

SALE DETAILS

Offers From \$649,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

Adam Dineley
0450217206

across the plentiful cafes, bars and shopping options. A variety of parkland is sure to meet your recreational needs, with a choice of greenspace and sporting facilities nearby, while the Aquatic Centre offers a welcome cool-off throughout the soon approaching summer months, with the sensational coastline and beaches easily within reach. And lastly, a range of schooling and educational options are all close at hand, with facilities catering to all ages, including childcare and TAFE.

Features of the home include:

- Spacious master bedroom to the front of the home, with timber effect flooring, a cooling ceiling fan and walk-in robe
- Two further bedrooms, both well-spaced for comfort with built-in robes for storage
- Central bathroom with a walk-in shower, vanity and private WC
- Renovated kitchen, with an extensive range of contrasting cabinetry, including both under bench and wall mounted options, with stone benchtops, subway tiling and recesses for the fridge, microwave and dishwasher, while the storage winds around the corner to offer a secondary space for casual meals and an 'eat-in' effect if desired
- Elevated dining area, adjacent to the kitchen for ease of use, with an effective reverse cycle air conditioning unit and direct patio access
- Family lounge to the left of entry, with timber effect flooring, feature painted brickwork and a cooling ceiling fan, with downlighting for a light and modern interior
- Games room, activity space or additional living option, with a beautiful bay window with bench seating and plenty of natural light within
- Considerably sized patio to the rear of the home, with a slightly sunken design for a sheltered effect, and plenty of space to entertain
- Sweeping backyard that wraps around the home and offers extensive lawn, appealing greenery and a choice of paved area for yet more space to sit and enjoy your surrounds
- Bore for ease of upkeep
- Garden sheds for storage
- Inviting street appeal with lawned front gardens, shady trees and established plant life
- Extra wide frontage with an extended driveway for additional parking
- Secure garage with roller door entry
- Side access gate

Built in 1977, this welcoming family home benefits from a wealth of modern updates to offer comfortable living that is sure to appeal to many, with its central and convenient location ensuring a wide range of interested buyers, including families, professionals and investors alike. The vast corner setting provides peaceful surrounds, with plenty of outdoor space to enjoy, while the interior flows across multiple living areas for absolute relaxation within.

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 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 829.00 square metres
- Building Area: 137.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport









FLOOR PLAN

2 Kenton Way, Rockingham