



## 3/12 Harrison Street, ROCKINGHAM, WA 6168

SOLD BY DAVID PARLOR

MODERNISED UNIT JUST MOMENTS FROM PALM BEACH

Positioned just an easy stroll to the incredible Palm Beach, this updated unit offers the best of laid back coastal living, set within a small and well-maintained complex, with a modernised interior that prioritises comfort and convenience. Located on the ground floor, with lawned gardens and shady trees to the surround, you have a contemporary kitchen within the open plan living and dining space, along with two generous bedrooms, and a central fully equipped bathroom, with a communal laundry within the development, and a separate lock up garage.

Features of the home include:

- Modern kitchen with a freestanding oven, extensive cabinetry with both upper and lower options and within the central island bench, plus a dedicated fridge recess and plentiful counter space
- Spacious open plan living and dining area, with timber effect flooring, pendant lighting and large windows to allow the natural light to flood in
- Two well-spaced bedrooms, both carpeted for added comfort

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:** Sold

**INTERNET ID:** 300P156454

**SALE DETAILS**

**Offers Over \$349,000**

**CONTACT DETAILS**

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

**David Parlor**  
0412 734 727

- Fully equipped bathroom, with a vanity and shower with glass screening
- Security screening to the windows and doors for added peace of mind
- Small patio overlooking the gardens
- Communal laundry within the building
- Separate lock up garage with roller door and plenty of parking bays
- Sheltered complex set within well maintained gardens, with beautiful established trees throughout

Built in 1970, this minimal maintenance unit is perfectly positioned to enjoy all the recreational and leisure offerings that make this area such a popular choice, with the sensational beaches and coastline a short stroll away, along with Palm Beach Jetty, the boat ramp and the foreshore itself with its endless coastal cafes and entertainment options. A large parkland with lake sits nearby, as does a variety of retail options and road and public transport links, ensuring easy access to the surrounding suburbs and further afield.

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 63.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage









