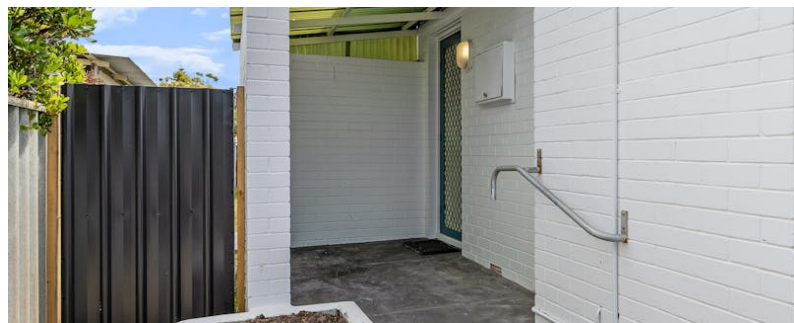




13 Leo Place, ROCKINGHAM, WA 6168

PARK FACING PROPERTY FOR UPDATED AND EASY CARE LIVING

Positioned across the road from a large parkland, and moments from the popular Rockingham Centre, this perfectly placed property provides an inviting and easy care setting for laid back living. Updated throughout, the interior offers a light and bright welcome into the home, with your spacious lounge and dining area winding around the corner to the fully equipped kitchen beyond, while all three bedrooms and the central bathroom sit to the left of the residence. Set upon a 641sqm* block, the front of the home offers lawned gardens and carport parking, while the backyard provides a paved area for outdoor entertaining, with another large section of lawn for the children or pets to enjoy, while a variety of sheds and storage options ensure ample stowage throughout.

Located just a few short steps from the inviting Lynx Park, you have plentiful greenspace and play equipment to explore, while a choice of reserves and parkland sit in all directions for your recreational enjoyment, with the sensational coastline and beaches just a short trip further. The popular Rockingham Centre is within walking distance to offer extensive retail, dining and entertainment options, while both primary and secondary schooling are easily within reach for a family orientated appeal, with the train station equally nearby for a straightforward commute, plus road and bus connections aplenty.

TYPE: For Sale

INTERNET ID: 300P164595

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

Features of the home include:

- Three well-spaced bedrooms, with Jarrah flooring and ceiling fans to all, plus a full height double robe to the primary
- Centrally positioned bathroom with a glass shower enclosure, bath and vanity, plus a separate WC
- Laundry with direct exterior access and a linen closet to the hallway
- Fully fitted kitchen with a wraparound benchtop for breakfast bar dining, under bench cabinetry and a full height pantry, with in-built appliances including an electric oven, gas cooktop and rangehood
- Light and bright living and dining area, with Jarrah flooring, a warming fireplace, and an effective reverse cycle air conditioning unit, with downlighting and large windows throughout
- High ceilings with skirting boards and decorative cornicing to the residence
- Neutral colour scheme for a spacious interior feel
- Private porch on entry to the home
- Paved area within the backyard, ideal for outdoor entertaining or relaxation
- Sweeping lawned gardens with fencing to the perimeter and a variety of sheds and storage throughout
- Crisp white exterior for a striking street appeal, with lush green lawn before the home and a border of plant life
- Sheltered carport with driveway parking beforehand

Built in 1970, this fantastic property combines a central and convenient location with an updated residence for comfortable living, with all the upgrades already taken care of, and generously spaced gardens to enjoy. While the premium parkland position offers an appealing setting to call home, and a desirable opportunity for a variety of buyers, with families, professionals and investors included.

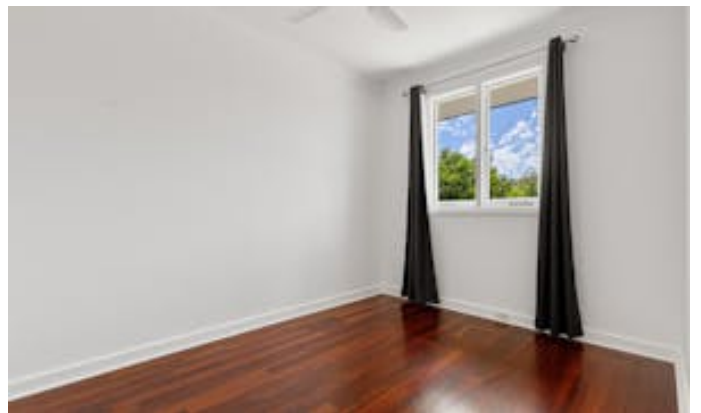
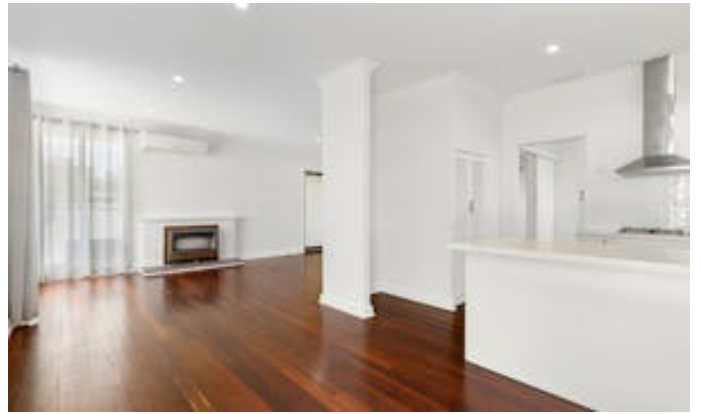
Contact Adam Dineley today on 0450 217 206 to arrange your viewing.

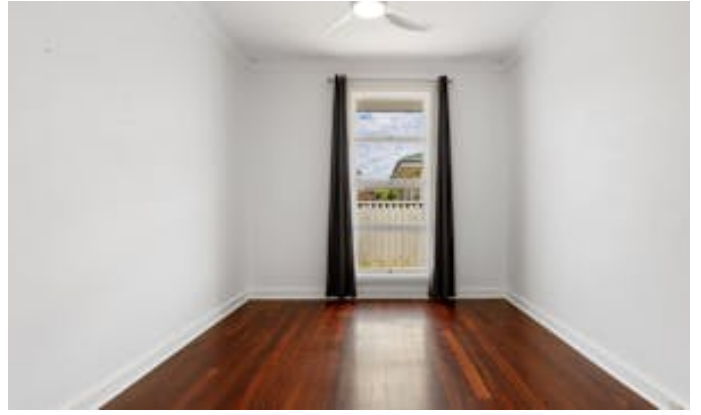
The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, 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 631.00 square metres
- Building Area: 121.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Floorboards











Real Estate



FLOOR PLAN

13 Leo Place, Rockingham