



20 Regan Street, ROCKINGHAM, WA 6168

MOTIVATED SELLERS - ALL OFFERS WILL BE CONSIDERED

Originally built in 1960 then completely renovated and extended in 2016, this immaculate family residence sits just a short stroll from the beach, offering an exceptional lifestyle setting, and a truly incredible place to call home. Every detail across the residence and gardens has been expertly chosen to offer a cohesive style throughout, with stylish features, quality inclusions and a sweeping interior floorplan for seamless family living. The gardens are manicured to perfection, with every part of the 1012sqm block utilised to its full potential, including extensive parking opportunity, a choice of shed and workshop space, landscaped greenery, with the entire block fully fenced and gated from the street. The 235sqm interior overflows with comfort and functionality, with two bedrooms to the front of the home, and your master suite and 4th bedroom placed peacefully to the rear, while both bathrooms are finished to a premium standard. The central living area is an absolute masterpiece, with stacking doors that open up the home for an uninterrupted indoor to outdoor flow, with your kitchen and dining area included, while a separate theatre room offers access to both a dedicated home office and storeroom.

Your 5 metre automatic gate separates the home from the street, with parking available beneath the double carport to the front, or upon the hard stand to the side, while secondary gates allow additional sheltered parking for up to 3 vehicles, and drive through access to your workshop and shed for storing the caravan or boat. The front garden is a combination of lawn and established greenery, providing a beautiful

TYPE: For Sale

INTERNET ID: 300P166432

SALE DETAILS

Offers Over \$1,500,000

CONTACT DETAILS

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welcome home and a low maintenance appeal, while a covered porch to the front allows the first of many spaces to sit and enjoy your peaceful surrounds. Once inside, bedrooms 2 and 3 border the central hallway, with a mudroom setting to the right for storage of the coats and bags, while the main bathroom is nestled to the side with a floating vanity and a walk-in shower with glass screening.

A theatre room offers a separate space to relax, with walk-through access to a sizeable storeroom and home office inclusive of built-in desks, offering space for up to 4 people to work comfortably. Bedroom 4 and the impressive master suite are next in line, with feature pendant lighting and dual walk-in robes including fully fitted cabinetry. The luxurious ensuite is equipped with quality tiling, a floating twin vanity, walk-in shower with glass screening and a wide edged freestanding bath.

The open plan living and dining area is as welcoming as it is spectacular, with feature lighting, striking reclaimed Freo brickwork and exposed trusses to the soaring gabled roof ceiling. The kitchen overlooks the space, with absolute quality throughout, including an Italian 900mm electric oven and gas cooktop, plumbed fridge recess, extensive shaker style cabinetry, and a walk-in pantry with a Marri timber barn door. The benchtops are Caesar Stone with a waterfall edge to the breakfast bar extension, subway tiling and a bi-fold window to the exterior alfresco.

The stacking doors of the living space open to the alfresco, ideal for entertaining friends with stunning views across the garden and a bar top beneath the kitchen window. A vast workshop or shed offers storage of the boat or caravan, with a concertina sliding door and one-of-a-kind design, plus a separate shed or storage space within the garden, with roller door access and a lean to along the side.

Offering a peaceful and private haven, the foreshore is close by and overflowing with retail, dining and entertainment options. A choice of parkland and greenspace sits in all directions, with easy access to the local shopping centre, and schooling nearby for the family, while road, bus and train connections ensure convenience of travel for those with a daily commute.

Other features of the property include:

- Skylight to the hallway for a light and bright interior
- Ornate cornicing to retain the homes original charm
- Heated towel rails in both the ensuite and bathroom
- Spacious walk-in linen closet
- LED downlighting
- Zoned Ducted reverse cycle air conditioning and ceiling fans to every room
- Instantaneous gas hot water system
- Data points with Cat6 cable to every bedroom and USB charging within the kitchen
- Double glazed PVC windows throughout with retractable internal fly screens
- External window shutter to the master suite
- Security system with 8 cameras
- Security doors to both the front and laundry, with a keyless entry to the front door
- Colorbond roof with anticon blanket insulation

- 5kW solar system with 20 panels
- 12.5m x 3.5m workshop, fully insulated with loft storage and lighting
- 8m x 4.5m shed with an awning to the side and a WC and basin within, plus cabinetry and 2 x mezzanine storage areas
- 3 phase power to the residence and 2 phase power to the sheds
- Automatic bore reticulation

A simply must view property, contact David Parlor today on 0412 734 727.

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 1,012.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 5



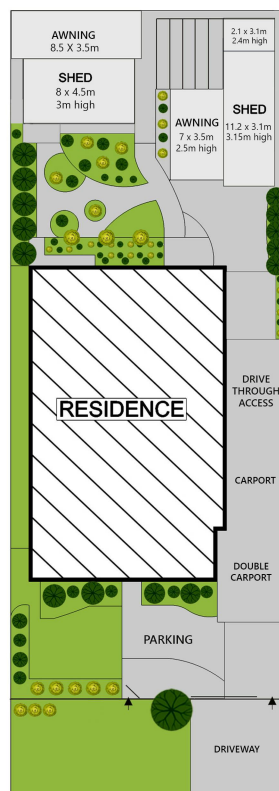
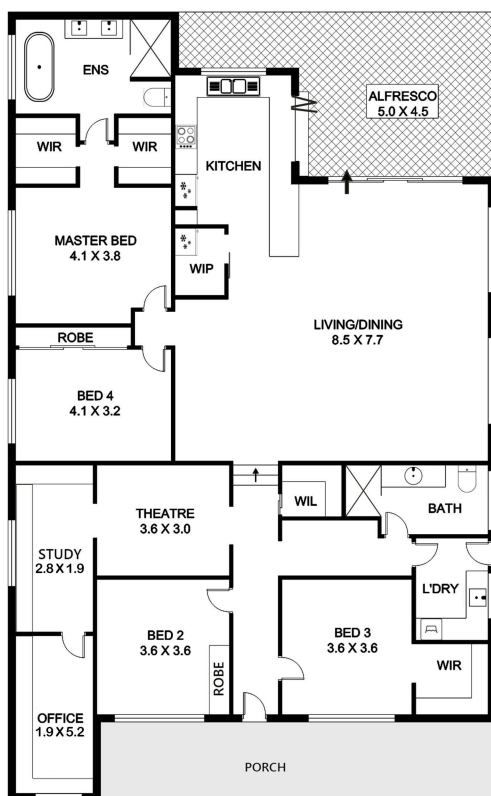






20 Regan Street ROCKINGHAM

Block Size 1012m² | 4 Bedrooms | 2 Bathrooms



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.