



6 Blair Court, WAIKIKI, WA 6169

SPACIOUS FAMILY LIVING WITH INVITING POOLSIDE GARDENS

Overflowing with added extras and a family orientated appeal, this perfectly placed residence offers a wealth of living areas, with a flexible floorplan designed to ensure absolute comfort throughout. The 689sqm block provides a low maintenance appeal, with a sparkling below ground pool to the backyard, alongside a vast alfresco area, and both drive through access from the carport and a powered workshop. Once inside the home, your 219sqm residence provides a choice of living options, with a formal lounge and dining to the front, a central family hub and renovated kitchen to the centre, and a spacious games room toward the rear, while all 4 bedrooms are well-spaced, with the master suite boasting a retreat area within, and your separate study offering a choice for bedroom no.5.

Your front garden is lawned, with driveway access to the secure carport with roller door, while dual front doors lead you inside the home, where laminated timber flooring and crisp neutral paintwork ensure a bright and inviting residence within. A sunken formal lounge is placed to the right, with your dining area just beyond, creating a peaceful setting that can be utilised in a variety of ways. Your master suite sits opposite, with carpet to the floor and an oversized design allowing a seating area to enjoy, with a walk-in closet for storage and an upgraded ensuite with a glass shower enclosure and large vanity. Your study or 5th bedroom is next in line, with carpet underfoot and a built-in robe, while your main family hub follows on, with both living and meals around the renovated and spacious kitchen. The kitchen offers an extensive array of cabinetry

TYPE: For Sale

INTERNET ID: 300P166518

SALE DETAILS

Offers Over \$799,000

CONTACT DETAILS

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and storage, with a wraparound benchtop for breakfast bar seating, plus an in-built electric wall oven and induction cooktop, with recesses for the dishwasher, fridge and microwave included.

A dedicated games room sits beyond feature French doors, with both a built-in bar and direct alfresco access for ease of entertaining, allowing an uninterrupted flow between the indoor and out. And finally, completing the interior are your three minor bedrooms, with carpet and built-in robes to all, while the updated bathroom provides a bath, shower enclosure and vanity. Two spacious gabled roof patios extend along the side of the home, allowing not only a choice of entertaining or relaxation space, but also drive through access from the carport, with paved flooring to the entire area for minimal upkeep throughout. And lastly, your glistening below ground saltwater pool sits to the backyard, with a generous, paved surround, providing yet more space to enjoy, and all fully fenced for peace of mind.

Tucked away in a peaceful cul-de-sac, you have the vast Blair Court Reserve just a few steps away, with the Waikiki Village Shopping Centre within walking distance for the ultimate in convenience. A choice of schooling sits to the neighbouring area, making this an ideal option for family orientated living, with a range of parkland and recreational facilities nearby, including the spectacular coastline and beaches, while road, bus and train connections ensure straightforward travel to the CBD or surrounds.

Other features of the property include:

- Laundry with direct exterior access and a linen closet to the hallway
- Separate secondary WC
- Heated towel rails to the bathrooms
- Ducted evaporative air conditioning throughout
- Reverse cycle air conditioning to the formal lounge and main living hub
- Gas bayonet point
- Instant gas hot water system
- 3kW solar system with 18 panels and a 7.5kW battery
- Monitored alarm system
- External roller shutters to the front and security screening throughout
- Reticulation from the bore to the front gardens
- 4.5m x 3.6m powered workshop

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 689.00 square metres
- Building Area: 219.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









