

28 Casserley Road, ROCKINGHAM, WA 6168

UNDER OFFER BY ADAM DINELEY

PERFECTLY PRESENTED PROPERTY IN A CONVENIENT PARK FACING POSITION

Facing a sweeping parkland and placed upon a spacious 699sqm* block, this fantastic property has been carefully upgraded to offer 3 bedrooms, 1 fully renovated bathroom, and a choice of living areas, with a modern and updated kitchen included. The gardens have been beautifully maintained, with lush lawn to both the front and back, plus a secure garage for parking, side access gates and a vast gabled roof patio for outdoor entertaining, with café blinds for year round use and a true extension of the home. Back inside, and a contemporary and inviting interior awaits, with a formal lounge or theatre space to the front and adjacent to your open plan family hub with living, dining and kitchen, while all bedrooms are placed toward the rear of the home, with picturesque garden views from the master bedroom and easy access to the central bathroom.

Located not only facing parkland, but also surrounded by a choice of it, including the popular Stan Twight Reserve, and the stunning Lake Richmond that are both within walking distance. Your recreational options extend from parkland and onto the pristine beaches that are easily within reach and offer a range of watersports and boating, with the popular Rockingham Foreshore and central shopping centre all nearby. For the

TYPE: Under Contract

INTERNET ID: 300P175720

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

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.

family, a choice of schooling awaits, and for those seeking convenient travel to the Perth CBD or surrounds, the train station is a short trip away, with bus connections and a variety of road links all on hand.

Features of the home include:

- Master bedroom to the rear of the residence, with a complete wall of built-in robes for storage and a reverse cycle air conditioning unit
- Two further well-spaced bedrooms, both with built-in robes
- Modern central bathroom, completely updated to include floor to ceiling tiling, a shower enclosure, bath and vanity, with a separate WC
- Laundry with overhead cabinetry and direct patio access
- Renovated kitchen with in-built stainless-steel appliances including an electric oven, gas cooktop and rangehood, with ample crisp white cabinetry, a full height pantry and wraparound benchtop with breakfast bar seating
- Light and bright living and dining area, open plan in design with direct alfresco access, timber effect flooring and downlighting
- Formal lounge to the right of entry, with soft carpet, an effective reverse cycle air conditioning unit and plenty of space for the entire family to gather
- Huge, gabled roof patio, with decking to the floor and café blinds to completely enclose the space, making it the ideal setting to entertain all year round
- Fully fenced and generously sized backyard, with extensive lawn, mature trees and a handy garden shed
- Lawned front garden with shady trees and a feature curved bed with established plant life for shelter from the street
- Bore for ease of upkeep
- Side access gates to the backyard
- Single garage with roller door plus a brick built storeroom to the side, with access to both directly from the rear garden

This property is currently tenanted till April 2026 with a rent return of \$560 a week. Built in 1986, this wonderful home offers a light and modern feel throughout its easy care and welcoming interior, with comfortable living areas, fully fitted and upgraded amenities and spacious bedrooms, while the garden offers a truly inviting space for the children or pets to roam, with plenty of potential to add in a range of enhancements including a sought after workshop or sparkling pool, all subject to the relevant council approvals of course.

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

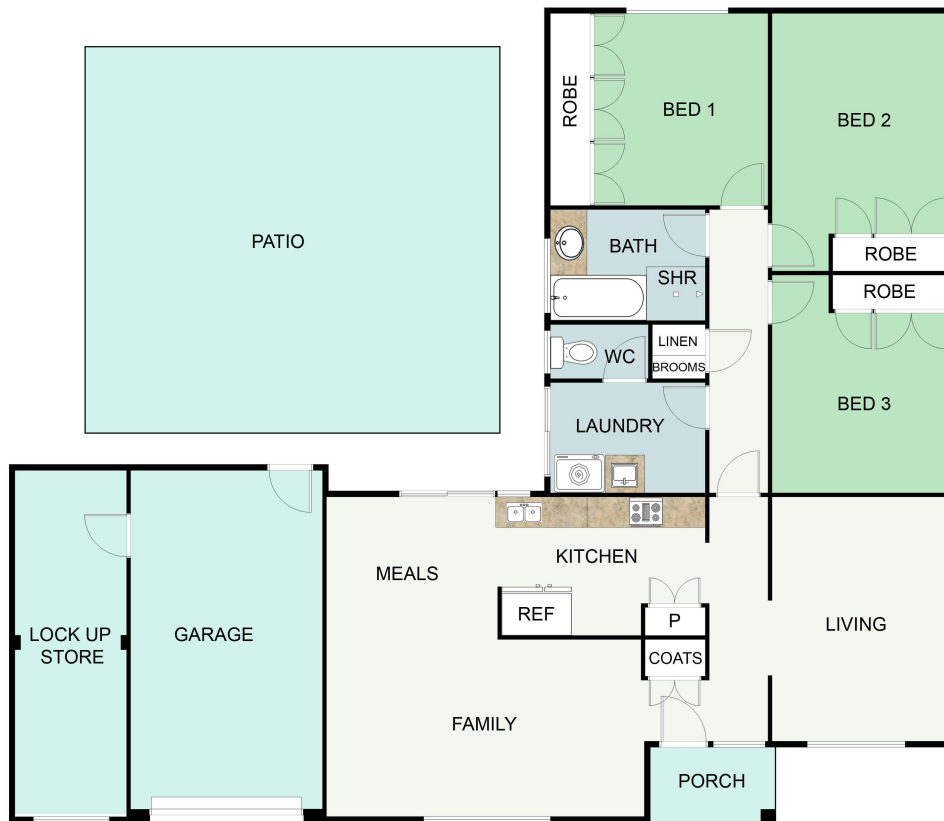
* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 699.00 square metres
- Building Area: 90.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2









FLOOR PLAN

28 Casserley Road, Rockingham