



41A Ray Street, ROCKINGHAM, WA 6168

CENTRALLY PLACED CONVENIENCE WITH A MOVE-IN READY APPEAL

Delightful from start to finish, this easy care cottage style home offers laid back duplex living within the heart of Rockingham, and only moments from the sensational beaches and coastline. Designed for a low maintenance appeal, the interior offers 2 bedrooms and 1 modern bathroom, with the living options including a fully renovated kitchen and a large lounge for comfort.

A sheltered patio runs along the rear of the residence, providing a peaceful setting to entertain or relax, while the fully fenced backyard is lawned and sizeable by design for outdoor living. A secure carport provides vehicle parking alongside the home, with access into the backyard, while the front garden ensures a striking first impression, with well-maintained garden beds for privacy from the street.

Located centrally, the bustling foreshore is easily within reach and overflowing with entertainment, dining and retail opportunity, with the pristine coastline and beaches equally on hand, including the scenic Point Peron and nearby Penguin Island. The Rockingham Centre is a short trip in the other direction, with endless shopping options within, while both primary and secondary schooling are within walking distance, and travel and transport links on hand. And for your recreational enjoyment, a choice of parkland sits in all directions, including sporting facilities and ovals, with the picturesque Lake Richmond just a little further to explore.

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: For Sale

INTERNET ID: 300P176268

SALE DETAILS

Offers From \$699,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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Features of the home include:

- Two well-spaced bedrooms, both with carpet to the floor and cooling ceiling fans
- Fully tiled bathroom, with a glass shower enclosure and combined laundry facilities for added functionality
- Renovated kitchen, with an in-built electric oven, cooktop and rangehood, with both upper and lower cabinetry and contemporary tiling throughout
- Bench top dining area within the kitchen for casual meals
- Light filled lounge, with a large window overlooking the front gardens, solid hardwood flooring and an effective reverse cycle air conditioning unit, with a feature hearth and gas bayonet included
- Spacious patio to the rear of the home, with concrete flooring and a flat roof design, including café blinds for a secluded effect
- Fully fenced back garden with a large area of lawn, a border of greenery and an established tree for appeal
- Elevated entry into the home with a pergola design
- Lawned front garden with mature plant life before the home for peace and privacy within
- Garden shed for storage
- Bore for ease of upkeep
- Carport with roller door entry and open access to the backyard
- Lengthy driveway for additional parking potential

Built in 1967, this fantastic residence offers a minimal maintenance appeal with a move-in ready design that is sure to interest to a variety of buyers including investors, professionals or first timers, with seekers of a lock up and leave equally interested. The interior combines functionality with easy care comfort, while the gardens provide a peaceful haven to relax, with all the essential amenities and that spectacular coastline close at hand.

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.

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- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 2
- Single garage





