



1 Hawkins Street, ROCKINGHAM, WA 6168

SPACIOUS CORNER BLOCK WITH SEPEARTE GARAGE, WORKSHOP AND SIDE ACCESS

The Openn Negotiation has started. (Openn Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out.

Located upon a sweeping 699sqm corner block in a central and convenient location, this 3 bedroom, 1 bathroom home has been expertly positioned to make full use of the space on offer. Side access gates open to a huge, powered workshop or garage, with drive through entry via the tandem carport and a second workshop within the backyard, making this an ideal choice for anyone seeking added storage, extensive vehicle parking for up to five vehicles or a large workspace. The home itself provides a choice of living areas, across your lounge, dining and kitchen, with an enclosed patio for an added and versatile option, while all bedrooms are well-spaced and the central bathroom fully equipped for use.

The front of the home and surrounding corner standing is lawned throughout, with the lengthy driveway providing access to the sheltered carport with roller door entry, while shaded awnings sits to the front of the home for comfort within. Upon entry inside, a spacious lounge sits to the right, with carpet to the floor and views to the gardens beyond, while further into the home you find your open plan kitchen and dining area. The kitchen offers an original design from the homes 1979 build, with a wraparound

TYPE: For Sale

INTERNET ID: 300P176658

SALE DETAILS

MUST BE SOLD!

CONTACT DETAILS

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Rockingham & Baldivis**
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08 9591 4999

David Parlor
0412 734 727

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.

benchtop for breakfast bar dining, plentiful cabinetry including both upper and lower options, and a freestanding oven, while the meals area sits adjacent, with sliding door access to the enclosed patio.

All three bedrooms are placed within their own section to the left, with carpet underfoot, natural lighting and a central position around the bathroom, with the master bedroom to the front to enjoy those garden views. The bathroom again showcases the original character of the home, with a roman style bath and shower, plus a vanity with storage. The rear of the residence offers a spacious enclosed patio or sunroom, providing another living area, games room or entertaining space, with the gardens a combination of lawn and paving. Drive through access via the carport provides entry to the backyard, while secondary access sits to the side of the home, opening directly to the oversized and extra height workshop, with power in place and roller doors to both the front and back.

Situated in a popular position just moments from the best Rockingham has to offer, the fully stocked shopping centre is easily within walking distance, with a multitude of retail options and choices for dining and entertainment. A variety of parkland sits in all directions, with sporting facilities, green space and even the Aquatic centre close by, while a range of schooling and educational facilities are within easy reach, including both childcare and TAFE. And for those with a commute, the train station, bus and road connections ensure a stress free journey, with all the benefits of coastal living close at hand, including the exceptional beaches and inviting foreshore easily within reach.

Other features of the property include:

- Laundry with direct access to the enclosed patio
- Double linen closet
- Privately placed WC
- Skirting boards across the interior
- Electric storage hot water system
- 7m x 6m workshop
- 6m x 3m 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 699.00 square metres
- Building Area: 101.00 square metres
- Bedrooms: 3
- Bathrooms: 1

- 3 car garage







