



## 13/10 Hefron Street, ROCKINGHAM, WA 6168

### CONVENIENTLY PLACED COMPLEX FOR MINIMAL MAINTENANCE LIVING

Set within a peaceful and park facing complex, this 2 bedroom, 1 bathroom unit offers a low maintenance lifestyle, with absolute convenience on the doorstep, and carefree living throughout. Carport parking sits to the side of the residence, with your open plan living and dining area to the front of the home, while your kitchen is placed adjacent for a semi-separate design. Both bedrooms are well-spaced, while the bathroom benefits from plenty of original charm, and moving outside you have a private courtyard beyond the home, with space for outdoor dining and a quiet setting to relax.

Located in a super central position, the complex faces the popular Anniversary Park, providing extensive greenspace and sporting facilities just seconds away, while the fully stocked Rockingham Centre is just across the road, offering a wide array of shopping, restaurants and entertainment options, including the local cinema. The train station sits within walking distance for ease of travel to the CBD or surrounds, with straightforward road and bus connections also available, while a choice of schooling is easily within reach, along with various leisure options across the nearby Aquatic Centre, much-loved foreshore and sensational beaches.

Features of the home include:

- Two good sized bedrooms with carpet underfoot and natural lighting to both

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:** 300P177407

#### SALE DETAILS

**Offers From \$499,000**

#### CONTACT DETAILS

**Elders Real Estate  
Rockingham & Baldivis**

8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**Adam Dineley**  
0450217206

- Original bathroom with a combined bath and shower and a floating vanity with storage
- Centrally placed kitchen with a freestanding oven, both upper and lower cabinetry and plenty of bench space within, with full height pantry storage and a microwave recess
- Open plan lounge and dining area to the front of the home, with a large window overlooking the gardens, an effective reverse cycle air conditioning unit and carpet to the floor, with feature glass paneling to section the space from the kitchen beyond
- Laundry tucked away beyond the kitchen, with direct exterior access for convenience
- Fenced and paved courtyard, with plenty of room for an outdoor setting
- Garden shed for storage
- Inviting front garden with colourful Frangipani trees and paving for appeal
- Sheltered carport parking to the side of the home, with driveway access beforehand
- Peaceful complex surrounds

Built in 1976, this easy care property offers an ideal investment opportunity given its premium location close to transport links and all the essential amenities, while equally appealing to professionals, first time buyers and anyone seeking a minimal upkeep home. The straightforward interior provides a functional layout, with the added appeal of sheltered parking and private outdoor space, while the location provides a central setting within this popular coastal suburb for the ultimate in carefree living.

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.

- Building Area: 70.00 square metres
- Bedrooms: 2
- Bathrooms: 1





