



7/94 Simpson Avenue, ROCKINGHAM, WA 6168

UNDER OFFER BY ADAM DINELEY

CENTRALLY PLACED FOR CONVENIENCE

Located within a peaceful complex in the heart of coastal Rockingham, this delightful and spacious unit offers 2 bedrooms, 1 bathroom and a private courtyard garden for alfresco dining. Updated to the interior, you have fresh paintwork throughout to enhance the already light and bright feel, with newly installed blinds that ensure complete comfort for all. Your open plan living and dining area borders the fully equipped kitchen, with a sliding door transition to the garden for an indoor to outdoor appeal, while both bedrooms are a fantastic size, and the bathroom centrally placed for ease of access. Sheltered carport parking awaits to the front of the home, with the complex itself offering a paved driveway for entry, while a brick built storeroom sits to the backyard for your additional stowage needs.

Positioned in a super central setting that's ideal for convenient living, the extensive Rockingham Centre is within walking distance, offering an endless array of retail and dining options, with a variety of entertainment also on hand. A choice of parkland sits in all directions, with sporting ovals, lakes and plenty of greenspace to enjoy, while your recreational facilities include the nearby Aquatic Centre, and both Rockingham Foreshore and its incredible beaches just a little further. The train station offers a straightforward commute to the CBD for those in need, with various road and bus

TYPE: Under Contract

INTERNET ID: 300P178520

SALE DETAILS

Offers From \$449,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**
8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Adam Dineley
0450217206

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connections to the surrounding area, while a range of educational facilities are within easy reach, including the local TAFE.

Features of the home include:

- Master bedroom to the front of the home, with timber effect flooring and a double built-in robe for storage
- Generous secondary bedroom, also with timber effect flooring
- Central bathroom with a combined shower and bath, plus vanity
- Sizeable laundry with direct side garden entry
- Separately placed kitchen but still positioned to oversee all, with a freestanding oven, under bench cabinetry and a corner benchtop with a breakfast bar option, plus a full height pantry for storage
- Light filled and spacious open plan living and dining area, with timber effect flooring and sliding door access to the courtyard garden
- Freshly painted throughout in a neutral colour scheme
- Newly installed blinds across the residence
- Paved courtyard garden that wraps around the home, ensuring plenty of space to enjoy an outdoor lifestyle with friends and family, with tropical palms for both shade and appeal
- Brick built storeroom to the backyard
- Sheltered carport parking for the vehicle

Built in 1989, this move-in ready opportunity offers the ultimate in low maintenance convenience that's ideal for anyone seeking a lock up and leave lifestyle. Equally appealing for those searching for a centrally placed and easy care residence, with downsizers, first timers and investors all included, this well-placed property provides the perfect blend between functionality and comfort, with the sought after addition of that courtyard garden for essential outdoor 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 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 134.00 square metres
- Building Area: 64.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1





