



4/9 Louise Street, ROCKINGHAM, WA 6168

LOW MAINTENANCE LIVING FOR THE OVER 55'S

Placed within a safe and secure complex setting, this wonderfully maintained unit offers 2 bedrooms, 1 bathroom and comfortable living throughout, with the complex designed for over 55's to create a welcoming and community minded space for seekers of peaceful living. Located with convenience in mind, you have carport parking to the front of the residence, and a private courtyard garden to the rear, with minimal upkeep required. While moving inside, both bedrooms are well-spaced, with the bathroom centrally positioned for ease of use, and your open plan living and dining area overlooked by the fully equipped kitchen, providing both form and function throughout.

Situated in an ultra-central position, you have a variety of amenities within walking distance, including the fully stocked shopping centre with its plentiful entertainment facilities, plus a range of dining options and a cinema to enjoy. A choice of extensive parkland sits to the surrounding area, with lakes and green space to meander, and both the popular Aquatic centre and Autumn Centre both nearby, while the much loved Rockingham Foreshore and sensational beaches and coastline are just a little further. The train station, multiple bus routes and road connections ensure ease of travel throughout, with the many delights of both Rockingham and its surrounds all easily within reach for complete convenience and laid back lifestyle living.

Features of the home include:

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: 300P179780

SALE DETAILS

Offers From \$419,000

CONTACT DETAILS

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

Adam Dineley
0450217206

- Generous master bedroom to the front of the home, with soft carpet to the floor and a built-in robe
- Fantastic second bedroom, again carpeted with a robe for storage
- Central bathroom with a bath, shower and vanity
- Dedicated laundry with open shelving and direct exterior access
- Fully equipped kitchen, with a wraparound benchtop to allow a small breakfast bar setting, with a freestanding oven, ample cabinetry and a full height pantry
- Open plan living and dining area upon entry to the residence, with tiling to the floor, an effective reverse cycle air conditioning unit and plenty of natural light
- Newly installed Crimsafe screening to the front door for peace of mind, with screening to all windows and doors
- Sheltered patio to the rear of the home, providing a peaceful and private setting to enjoy
- Paved courtyard garden, with small garden beds to the fence line for a minimal maintenance appeal
- Sizeable garden shed
- Sheltered carport to the front of the home
- Secure complex setting, exclusive to the over 55's

Built in 1986, this delightful opportunity offers a perfectly placed position for the retiree, down-sizer or investor, with the well-maintained complex providing an inviting residence for low maintenance living. While the central location offers complete convenience for all, with the easy care design ensuring less time for upkeep and more for relaxation.

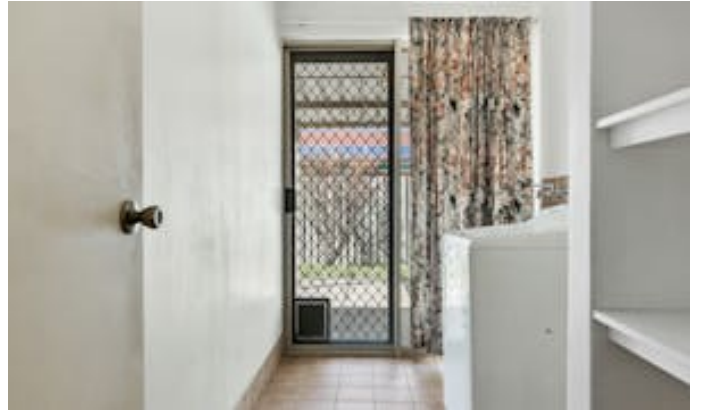
Contact Adam Dineley today on 0450 217 206 to arrange your viewing.

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.

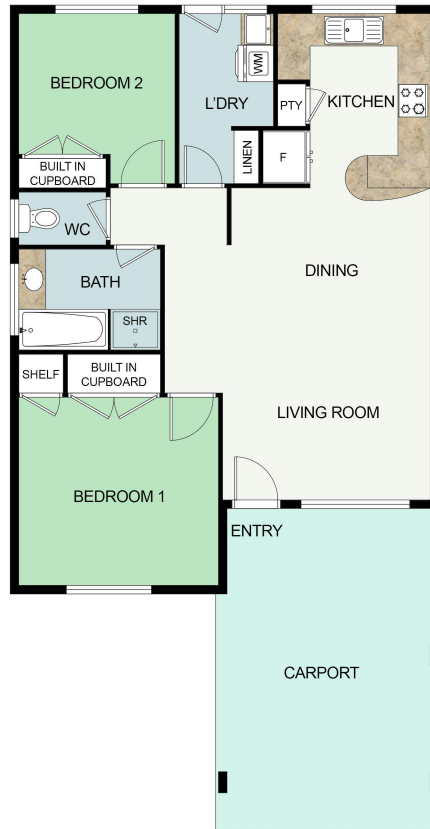
*All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should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

- Land Area 127.00 square metres
- Building Area: 71.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport









FLOOR PLAN

4/9 Louise Street, Rockingham