



30 Ricketts Court, ROCKINGHAM, WA 6168

UNDER OFFER BY ADAM DINELEY

SPACIOUS FAMILY LIVING WITH WELL-MAINTAINED GARDENS THROUGHOUT

Offering an inviting interior and sweeping floorplan, this delightful 3 bedroom, 2 bathroom property overflows with living space, with a large formal lounge to the front of the home, and a generous open plan living, dining and kitchen beyond. Backyard equipped with both paving and lawn, ensuring plenty of space to play across the 707sqm* block, while drive through entry from the carport provides an additional sought after appeal. All bedrooms are well-spaced, with the master placed to the front of the home to enjoy both an ensuite bathroom and private courtyard garden, while the home itself has undergone various updates and upgrades to promote modern family comfort throughout.

Located in a central setting just a few steps from the popular and vast Stan Twight Reserve, you have a choice of parkland in all directions, including the wonderful Lake Richmond easily within reach, and the sensational coastline and beaches just a little further. The Rockingham Centre is equally nearby, with extensive retail, dining and entertainment options, while a range of local schooling provides facilities for all ages, and for those seeking straightforward travel to the CBD or surrounds, you have fantastic road, bus and train connections all within reach.

TYPE: Under Contract

INTERNET ID: 300P180421

SALE DETAILS

Offers From \$749,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

Adam Dineley
0450217206

Features of the home include:

- Light and bright master suite to the front of the home, with a cooling ceiling fan, timber effect flooring and a complete wall of built-in robes, with sliding door access to a private courtyard for a tranquil outdoor setting
- Ensuite bathroom to the master bedroom, with an extended vanity with storage, a glass shower enclosure and WC
- Two further bedrooms, both with open robe recesses for storage and ceiling fans
- Family bathroom with a shower, bath and vanity
- Separate laundry with a linen closet and direct exterior access
- Modern kitchen, with fully fitted cabinetry to both the upper and lower, an in-built 900mm* oven, gas cooktop and rangehood, plus recesses for the fridge, microwave and dishwasher, built-in wine racks and a central island bench for entertaining around
- Sweeping family hub with plenty of room for both living and dining included, downlighting and timber effect flooring throughout
- Formal lounge to the left of entry, with another ceiling fan, a large bay window for natural lighting, and ample space to utilize the room in a variety of layouts
- Neutral colour scheme to the interior for a light and modern feel
- Generous backyard, with an elevated lawn and paving that extends around the home for access and entertaining
- Lawned front garden with beautiful beds that overflow with greenery for a welcoming street appeal
- Courtyard garden to the front of the home, with paving and a brick wall design for privacy within
- Exterior roller shutters to the front windows
- Solar panel system
- Secure carport with roller door and drive through access
- Widened driveway for additional parking potential

Built in 1986, this carefully updated home offers a wealth of living options that flow effortless throughout the interior and gardens, allowing plenty of room to gather friends or relax in comfort. While the location offers complete convenience, with all the daily necessities close at hand, and exceptional recreational options that are found throughout this incredible coastal setting.

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 707.00 square metres
- Building Area: 157.00 square metres
- Bedrooms: 3
- Bathrooms: 2







