



86 Waterfront Parkway, SHOALWATER, WA 6169

So quiet you can hear a pin drop

Welcome to Apex Reserve living where location, lifestyle and low-maintenance comfort come together in one impressive package. Positioned overlooking one of Shoalwater's most sought-after locations, this beautifully presented 4-bedroom, 2-bathroom residence offers modern living with the convenience and ease that today's buyers are searching for.

Step inside and be greeted by soaring high ceilings and stunning hybrid timber flooring that flows throughout the home, creating a sense of warmth and space. The open-plan living and dining area forms the heart of the home, seamlessly connecting to a spacious and contemporary kitchen designed for everyday functionality and effortless entertaining.

Whether you're enjoying a quiet evening indoors or hosting family and friends under the rear patio, this home offers the perfect balance of indoor and outdoor living. With very little garden maintenance required, it is ideally suited to first home buyers, retirees, downsizers and savvy investors seeking a quality home in a premium location.

Inside Features

- Spacious 4-bedroom, 2-bathroom home

TYPE: For Sale

INTERNET ID: 300P181369

SALE DETAILS

Offers From \$899,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

Shaun Groves
0414461976

- Beautiful hybrid timber flooring throughout
- High ceilings
- Open-plan living and dining area
- Modern kitchen with ample bench space and storage
- Reverse cycle ducted air conditioning
- Low-maintenance design ideal for lock-and-leave living

Outside Features

- Double garage with rear laneway access
- Spacious outdoor patio area for entertaining
- Minimal garden maintenance required
- 1.5kW solar system
- Prime location overlooking Apex Reserve

Location

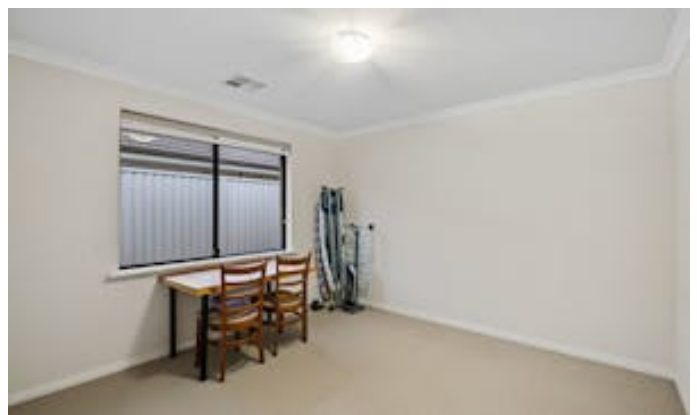
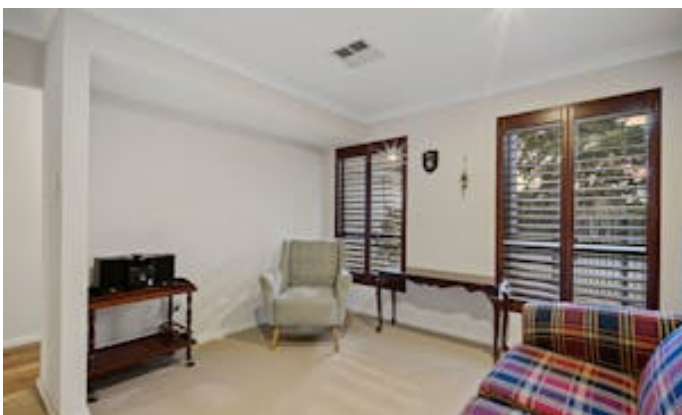
- Approx 20m* to Apex Reserve (Google maps)
- Approx 350m* to Lake Richmond (Google maps)
- Approx 650m* to Shoalwater Shopping Centre (Google maps)
- Approx 1.5km* to Shoalwater Bay Beach (Google maps)
- Approx 3km* to Point Peron (Google maps)

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 349.00 square metres
- Building Area: 165.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2









FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.