



25 Ricketts Court, ROCKINGHAM, WA 6168

CONVENIENT FAMILY LIVING ON A LARGE 703SQM BLOCK

The Openn Negotiation has started. (Openn Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out.

Located in a centrally convenient setting close to retail, recreation and transportation links, this well-presented property offers 3 bedrooms, 1 fully equipped bathroom and a choice of living areas between your sunken lounge to the front, and open plan kitchen and dining beyond. The generously proportioned 703sqm block provides sweeping gardens to both the front and back, with a drive through car port for parking, a vast alfresco for entertaining and plenty of backyard for the children or pets to enjoy, while established tropical palms provide a welcoming setting for complete relaxation.

Lawned to the front garden, your gated entry allows sheltered parking within the carport as well as drive through access to the backyard, providing plenty of opportunity to store the vehicles, while a private porch sits upon entry, allowing a peaceful space to rest before the home. Once inside, a sunken lounge is placed to your immediate left, with plenty of natural light from the large window and views across the garden, with tiling to the floor for an easy care design. Opposite here you find your open plan dining and kitchen, with all 3 bedrooms positioned down the passage to the left, with the master bedroom to the front and equipped with built-in robes, and the two minors further along,

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: 300P183009

SALE DETAILS

Investment Liquidation Sale!

CONTACT DETAILS

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

David Parlor
0412 734 727

with all benefitting from modern timber effect flooring. The bathroom is fully equipped and centrally placed with a shower and vanity with storage, plus a separate WC next door.

The kitchen has been updated with extensive crisp white cabinetry, along with a wraparound benchtop that doubles as breakfast bar seating, with a freestanding oven and stainless-steel rangehood overhead, while the dining area is placed adjacent for an open plan effect, with tiled flooring and direct alfresco access. Moving outside and a considerable alfresco runs along the rear of the home, with a gabled roof section and semi-enclosed appeal, ensuring ample space to entertain or gather the family, while the backyard is fully fenced with dedicated garden beds of towering palm trees and plenty of space to play.

Located a short stroll to the popular Stan Twight Reserve, you have endless greenspace to enjoy, with a choice of parkland in all directions and plenty of recreational options across the nearby Lake Richmond, sensational coastline and inviting foreshore. A range of both primary and secondary schooling is within walking distance, with the fully stocked Rockingham shopping centre equally close by and overflowing with retail, dining and entertainment options, while the train station is easily reached and extensive road and bus connections are on hand for those with a commute.

Other features of the property include:

- Laundry with direct carport access for convenience
- Linen closet to the central hallway
- Reverse cycle air conditioning units to the master bedroom and lounge
- Ceiling fan to the master bedroom and kitchen
- Gas bayonet point to the lounge
- Skirting boards throughout
- Garden shed

Contact David Parlor today on 0412 734 727 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 703.00 square metres
- Building Area: 90.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport











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.

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