

31 Kenton Way, ROCKINGHAM, WA 6168

COMPLETE CONVENIENCE WITH A SPACIOUS GARDEN SETTING

CURRENT BID \$450,000 | 1 QUALIFIED BIDDER

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.

Positioned upon a 745sqm corner block within a peaceful street, this well-maintained property offers 3 bedrooms, 1 bathroom and comfortable living options including a formal lounge and an open plan kitchen and dining area. A sheltered and secure carport extends along the side of the home, with drive through access to the spacious backyard, while an enclosed patio sits to the rear of the residence to allow a range of uses, and additional space to relax. The gardens are lawned to the front, and paved to the rear, providing a generous setting for outdoor living, with the considerable space on offer ensuring plenty of potential to utilise in a variety of ways.

The sweeping front garden offers a welcoming appeal, with a combination of lawn and established trees and greenery, while the lengthy driveway provides additional parking before the carport with roller door access. Once inside, a carpeted hallway extends to the right and your large and inviting lounge area, with a window to the front garden and

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: 300P183054

SALE DETAILS

From \$500,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

David Parlor
0412 734 727

plenty of room to relax, while a passage to the left leads to your 3 bedrooms and bathroom. The main bedroom is a fantastic size, and again overlooks the front gardens, with bedrooms 2 and 3 to either side, and the bathroom providing a shower enclosure, vanity and overhead storage.

Your open plan dining area sits adjacent to the kitchen, with timber effect flooring and sliding door access to the enclosed patio beyond, with the kitchen equipped with a freestanding oven, both upper and lower cabinetry, and a corner benchtop with a small area for breakfast bar seating, plus a warming fire to provide comfort in these cooler months. The enclosed patio runs the entire rear of the home, with paved flooring and plenty of windows for natural light, while the backyard is paved to the majority, with a choice of garden shed or workshop, and established fruiting trees.

Located for absolute convenience, you are walking distance to a choice of parkland and recreational options, including the nearby Aquatic Centre, sporting facilities and the fully stocked Rockingham Centre, with its endless retail, dining and entertainment options. For the family, the Hillman Primary School is a short stroll away, with secondary schooling, childcare and the local TAFE all close by, while for those with a commute, the train station is just an easy walk from home, with a variety of bus and road connections available.

Other features of the property include:

- Laundry nestled beyond the kitchen, with direct exterior access
- Separate WC for convenience
- Corner pantry within the kitchen
- Linen closet to the hallway
- Reverse cycle air conditioning to the lounge
- Arched entryways for added charm
- Skirting boards and cornicing throughout
- Raised garden beds to the front of the home with fragrant Frangipani and dragon tree
- Drive through access

Contact David Parlor today on 0412 734 727 to arrange your viewing.

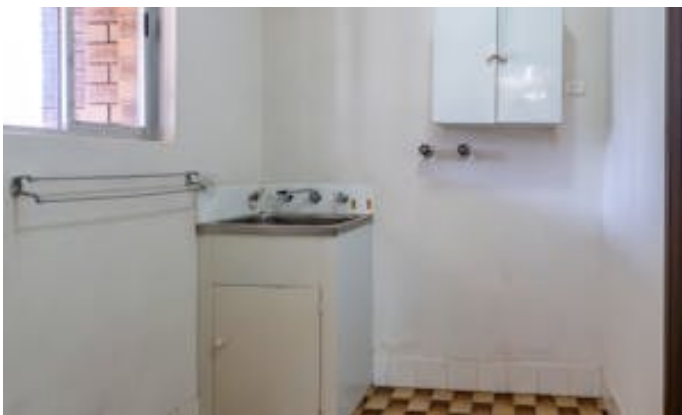
The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, 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.

- Bedrooms: 3
- Bathrooms: 1

- Single garage









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.

31 Kenton Way, Rockingham