

10 Lake Street, ROCKINGHAM, WA 6168

STUNNING LAKE RICHMOND LOCATION + SUBDIVISION POTENTIAL

Positioned in a prime location directly facing Lake Richmond, this property boasts breathtaking views of the parkland and water. With a 798sqm block, it offers incredible potential for a variety of buyers. Zoned R30, the site provides subdivision possibilities as a 2-unit site.

The charming 1960s-built home features 3 bedrooms, 1 bathroom, and a choice of living areas, including a front porch to take full advantage of the spectacular vista. A long driveway leads to the secure garage with a shopper's entry to the house while the front of the property offers ample space to relax and enjoy the picturesque surroundings.

Inside, the living and dining areas exude a coastal charm with solid hardwood floors, ceiling fans and a large window framing the stunning views. The kitchen is conveniently positioned beyond, with a new oven, both upper and lower cabinetry, and direct access to the enclosed verandah. The outdoor space is a blank canvass ready for the new owner to develop or just enjoy a large private yard.

The master bedroom has potential for lake views at the front of the home, with a ceiling fan included to ensure summertime comfort, with the secondary bedrooms located

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: 300P184137

SALE DETAILS

Offers Over \$879,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

David Parlor
0412 734 727

nearby. The centrally located bathroom features a combined bath and shower, vanity, and a separate WC, while a spacious laundry with additional shower completes the layout.

This prime coastal location offers easy access to sensational beaches, a boat ramp, and the foreshore, all within walking distance. HMAS Stirling Naval Base is also nearby, with plenty of dining, entertainment, and retail options to make this a sought-after destination for both locals and tourists.

Currently tenanted until 22nd October 2025, Inspections will be by appointment only.

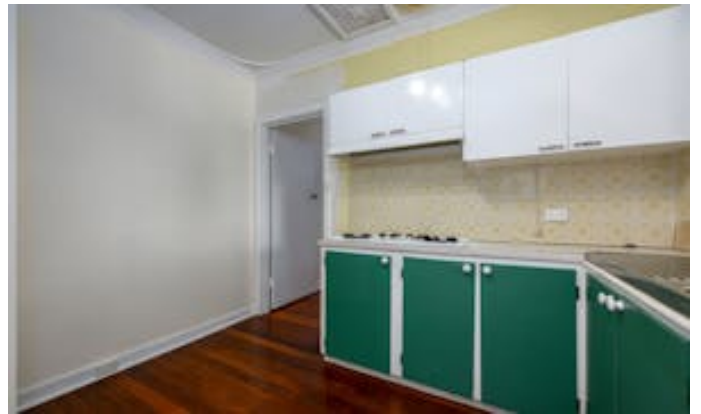
This is an opportunity not to be missed! Contact David Parlor today on 0412 734 727 to arrange your viewing.

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 798.00 square metres
- Building Area: 112.00 square metres
- 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.

10 Lake Street, Rockingham