



6/4 Marlo Place, WAIKIKI, WA 6169

EASY CARE COMFORT WITHIN THIS PERFECTLY PLACED GATED COMPLEX

Located within a secure complex just a few steps from an expansive and peaceful parkland, this superb property offers 3 bedrooms, 1 semi-ensuite bathroom, and a variety of comfortable living options across the homes interior and courtyard garden. All bedrooms are set to the left side of the property, leaving the right side to a large lounge on entry, followed by your dining area and fully equipped kitchen, before concluding with a secondary living space to the rear. Providing an inviting appeal to investors, first time buyers and anyone seeking a low maintenance lifestyle, the 178sqm block has been designed with a focus towards minimal upkeep, with your paved garden bordering the parkland beyond for a tranquil setting to enjoy with friends and family.

A paved and sheltered carport sits to the front of the property for parking the vehicle, with a small and easy care garden to the front. And once inside, you enter directly into a spacious lounge, with laminated timber flooring and a cooling ceiling fan, while your master bedroom is placed directly to the left. Tiled to the floor, the primary bedroom is generously spaced, with a built-in robe for storage and another ceiling fan for comfort, while semi-ensuite access to the bathroom ensures complete convenience, with a shower, bath and vanity included. Bedrooms 2 and 3 also benefit from sliding door robes, with carpet underfoot.

Your dining area sits adjacent to the kitchen for ease of entertaining, with a small

TYPE: For Sale

INTERNET ID: 300P184254

SALE DETAILS

Offers Over \$519,000

CONTACT DETAILS

**Elders Real Estate
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0412 734 727

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breakfast bar nook included, while the kitchen provides a wraparound benchtop, an in-built wall oven with gas cooktop and ample cabinetry. A secondary living area follows on, creating a welcoming and open plan space for relaxation, with sliding doors directly to the courtyard for an indoor to outdoor flow. With the garden paved in its entirety, including a Colorbond patio for alfresco dining, and an added shade sail for extended use.

Positioned for convenience within this much-loved coastal location, you are just a short stroll from the popular and fully stocked Waikiki Village Shopping Centre, ensuring ample retail and dining opportunity, with excellent transport links on hand, including train, bus and road connections. A variety of schooling sits within walking distance, with the aforementioned Fairview Reserve placed directly beside the complex, offering extensive greenspace and shaded areas to sit, while the spectacular coastline is just a short trip away, ensuring plentiful recreational enjoyment for all ages.

Other features of the property include:

- Laundry with direct exterior access
- Linen closet to the central hallway
- Separately placed WC
- 2 x split system air conditioning units within the living areas
- Gas storage hot water system
- Separate storeroom for additional stowage
- Security screening to the front door
- Secure and well maintained complex
- Built in 1998

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 178.00 square metres
- Building Area: 98.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage









