



9 Hinds Court, WAIKIKI, WA 6169

PREMIUM PARK FACING HOME WITH POWERED WORKSHOP

Facing the epic Hourglass Reserve and sporting facilities, this fantastic and light filled property provides a wealth of living opportunity, with two separate areas within the interior floorplan, and a spacious patio setting to both the front and backyard. The 681sqm block ensures plenty of room for the family, with lawned gardens to both the front and back, gated side access to the carport, and a powered workshop to the rear, with the location providing park views from your bedrooms and living area. Your three bedrooms are all well-spaced, with the bathroom positioned to the mid-way point, while you have a formal lounge and dining space to the left of entry, with an additional family room placed beyond the central kitchen.

Providing an appealing entry, your lawned front garden is bordered by a lengthy driveway that extends to your side access gates to allow sheltered parking within the carport, and a drive through option to the backyard. A light and bright formal lounge and dining space awaits upon entry, with a beautiful bay window from which to enjoy that parkland vista, plus carpet to the floor and a seamless flow to the kitchen beyond. Equipped with a breakfast bar for casual meals, the kitchen provides ample cabinetry, with an in-built wall oven, gas cooktop and full height pantry, while a generous family room follows on, providing options for both living and dining, and striking parquet flooring throughout.

TYPE: For Sale

INTERNET ID: 300P184540

SALE DETAILS

Offers Over \$649,000

CONTACT DETAILS

**Elders Real Estate
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Your bedrooms are all placed within a peaceful setting to the right of the home, with the master to the front to enjoy those parkland views, with carpet underfoot, a cooling ceiling fan and a walk-in robe included. Bedrooms 2 and 3 also benefit from carpet to the floor, with open robe recesses for storage, and park views from one, while the bathroom is placed for ease of accessibility and equipped with a bath, shower and vanity. The outdoor alfresco is accessed via your main family room, ensuring uninterrupted entertaining or relaxation, with the area semi-enclosed for extended use in all seasons. While the fully fenced backyard offers a combination of both lawn and paving throughout, allowing for additional parking potential and access to the powered workshop within.

Located for complete convenience, with a focus on family orientated living, you are a short stroll to the East Waikiki Primary School, with extensive parkland and sporting options to the surrounding area, allowing for a range of recreational enjoyment, including the beaches and coastline just a quick drive away. The Waikiki Village Shopping Centre is easily within reach and stocked with a variety of retail and dining options, while for those seeking straightforward daily travel, the train station is equally nearby, with road and bus connections also on hand.

Other features of the property include:

- 1 x split system air conditioning unit
- 2 x gas bayonet points
- Laundry with a linen recess and private WC within
- Instant gas hot water system
- Bore for ease of upkeep throughout
- Sheltered porch on entry, to enjoy those parkland views
- 6m x 6m powered workshop
- Garden shed for storage

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 681.00 square metres
- Building Area: 118.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage





