



83 Kent Street, ROCKINGHAM, WA 6168

OUTSTANDING DEVELOPMENT OPPORTUNITY JUST ONE STREET FROM THE BEACH

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.

Set upon a vast 1015sqm block just one street from the pristine coastline, this outstanding opportunity offers an absolute wealth of development potential, including for high density housing, with the land zoned under the Rockingham Strategic Centre, sub precinct - Coastal Lots. This will allow developments of up to four story's high or a townhouse development with R80 zoning (STCA). For more information on this zoning, please enquire on this property to receive a copy of the Structure Plan.

Currently occupying the land, you have an inviting 1950's cottage, with plenty of original charm throughout, including high ceilings, ornate corncoring and extensive character to enjoy, with some upgrades made to enclose parts of the verandah for additional living space. Your spacious lounge sits to the front of the home, with a feature brick built fireplace, cooling ceiling fan and plenty of natural light, while your dining area follows on, including another ceiling fan, in-built cabinetry and counterspace, and wainscoting to the walls. Your kitchen sits to the side, with a breakfast bar for casual meals, a freestanding oven and timber paneling throughout, with the potential for an 'eat-in' meals area within.

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: 300P184712

SALE DETAILS

Urgent Sale!

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

David Parlor
0412 734 727

The 3 bedrooms are all a good size, with carpet to the floor and natural light throughout, with the bathroom offering a combined bath and shower, and freestanding vanity. The verandah to the side of the property has been enclosed to form additional living space, with it currently used as an office, while the flexibility in its design can provide a function to suit your needs, with the rear verandah also enclosed for additional comfort. The gardens are lawned in their entirety, providing extensive room to update, upgrade or simply enjoy, with a freestanding patio for alfresco entertaining, while access runs along the side of the home to your double garage that can be utilised as either parking or as a sought after workshop space.

Located just a quiet stroll from parkland, barbecue facilities and the sensational coastline and beaches, this enviable position offers a true lifestyle setting, with the popular Rockingham bowls and tennis clubs to the end of the street. While your much-loved café strip is equally close by, with a wide variety of retail, dining and entertainment facilities all within walking distance, and recreational options aplenty, including boating, fishing and your daily ocean swim. For the everyday essentials, you have a choice of shopping options, both primary and secondary schooling nearby, and convenient road and public transport links all within easy reach.

Other features of the property include:

- Reverse cycle air conditioning unit to the office space
- Separate laundry
- Private WC
- Solid timber flooring to the enclosed verandah
- Semi enclosed verandah to the front of the home, providing a peaceful spot to sit
- Flood lights to the rear of the residence
- Gas storage hot water system
- Manual reticulation from the bore for ease of upkeep
- Double garage or workshop with dual roller door entry and access along the side
- Zoned Rockingham Strategic Centre
- Sub Precinct ### Coastal Lots

Contact David Parlor today on 0412 734 727 to arrange your viewing, or to discover further information regarding the development potential and zoning.

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 1,015.00 square metre

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- Building Area: 99.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage







