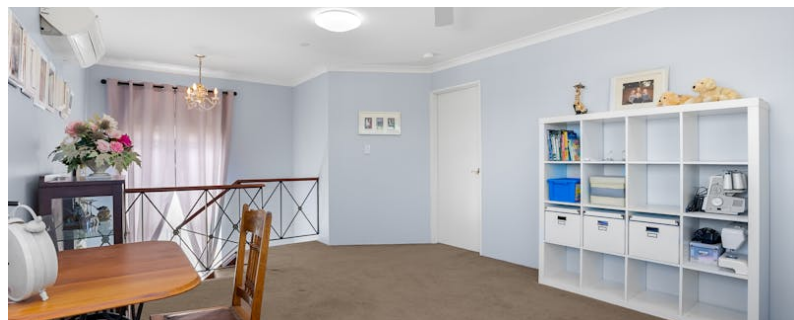




6 Skiff Court, WAIKIKI, WA 6169

PREMIUM PARK FACING POSITION IN THIS DELIGHTFUL MULTI-LEVEL HOME

Placed in a prestigious setting within a quiet cul-de-sac that overlooks the vast Fantasy Park, this outstanding dual level property occupies a spacious 733sqm block, with endless added extras and complete comfort throughout. Gated side access provides additional parking aside from the double garage, while your backyard promises a tranquil space to entertain, with a choice of alfresco options within the lawned backyard. Moving to the interior, your floorplan provides up to 4 bedrooms, with your master suite, lounge area and balcony to the upper level, while 2 dedicated bedrooms, and a flexible study or 4th bedroom sit to the lower. A choice of living options flow throughout your ground floor, with a formal lounge and dining area on entry, and your central kitchen and family meals beyond, creating a seamless layout that effortlessly blends the indoor and out.

Beautifully presented from the very start, your lawned front garden offers a welcoming appeal, with a widened driveway leading to your double remote garage, and gated access to the side, offering additional vehicle parking, or storage of the caravan upon the paved hardstand beyond. Upon entry, your two minor bedrooms sit to the right, with your dedicated study or 4th bedroom to the left, with ceiling fans and carpet to all, while the bedrooms benefit from built-in robes for storage. Your formal lounge and dining area follows on, with tiled flooring, another ceiling fan and feature wainscoting throughout, while the neutral colour scheme and sweeping natural light ensure and bright and open feel to all. Your kitchen and family meals area are placed to the rear of

TYPE: For Sale

INTERNET ID: 300P184739

SALE DETAILS

Offers Over \$849,000

CONTACT DETAILS

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08 9591 4999

David Parlor
0412 734 727

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the residence, with direct patio access for an uninterrupted flow to the gardens, while the kitchen is fully equipped with ample cabinetry, a full height pantry, and a wraparound benchtop for preparation, plus an in-built wall oven, gas cooktop and rangehood.

Your carpeted and winding staircase leads to the upper level and yet another lounge space to enjoy, with a cooling ceiling fan, and a variety of uses available including a games area or parents retreat, given the spacious master suite next door. Your primary bedroom offers sliding door access to a private balcony, with picturesque views across the suburb, along with inclusions of carpet to the floor, a walk-in robe, and yet another ceiling fan, with the ensuite providing a shower unit, corner vanity and WC.

Transitioning to the backyard, you have a variety of outdoor patios for entertaining or relaxation, with paving that extends the perimeter of the home and adjoins your outdoor living options, including a generous gabled roof alfresco, with plenty of space to gather a crowd. The lawned gardens offer a peaceful setting for the children or pets to play, with garden beds to the border for added appeal, and a powered workshop included.

Placed within an absolutely premium setting, this park facing property offers exceptional recreational opportunity directly across from the home, with play equipment, barbecue facilities and ample shaded area to enjoy, while the pristine coastline is just a little further for a true lifestyle location. Charthouse Primary School is easily within walking distance, creating a family orientated appeal, with a range of retail options available in all directions, while the Warnbro train station is equally close by for those seeking straightforward travel arrangements, with road and bus connections also on hand.

Other features of the property include:

- Family bathroom to the lower level with a combined bath and shower and feature vanity
- Private 2nd WC
- Separate laundry with built in linen cabinetry
- 3 x reverse cycle air conditioning units to the upper level living area, family meals and one minor bedroom
- 2 x gas bayonet points
- Ducted vacuum
- Gas storage hot water system
- 7 solar panels with a 2.5kW inverter
- Automatic reticulation from the bore
- Rainwater tank
- Exterior roller shutters to the windows and sensor lighting throughout
- Emergency lighting incase of a power failure
- 3m side access to a paved hardstand
- 6m x 3m powered workshop

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.

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- Land Area 733.00 square metres
- Building Area: 201.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2











FIRST FLOOR



GROUND FLOOR

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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