



5/5 Ashford Avenue, ROCKINGHAM, WA 6168

PERFECTLY PLACED FOR EASY CARE LIVING

Situated within the Ashford Villas over 50's complex, this beautifully presented property offers an easy care and well-maintained interior floorplan, with carefully manicured gardens to the front, and a welcoming alfresco to the backyard. Designed with 3 bedrooms, and a central and fully equipped bathroom, your spacious living and dining area sits adjacent to the kitchen, ensuring complete comfort throughout, while the backyard boasts a semi-enclosed patio for seamless indoor to outdoor living. The rear garden is paved in its entirety for a minimal upkeep design, with a storeroom for added appeal and a sheltered carport to the front of the residence for vehicle parking, while the entire complex provides a peaceful setting to call home, with only 15 units in total and a welcoming community within.

Located with the Ashford Avenue Reserve to the front and the vast Dowling Street Reserve to the rear, you are surrounded by a choice of greenspace and parkland, including the nearby HMAS Warramunga Park with its tranquil lake and meandering walks to enjoy. The Autumn Centre is easily within strolling distance, as well as the fully stocked and popular Rockingham Shopping Centre with its endless retail, dining and entertainment options, while the wonderful foreshore, coastline and beaches are all just a little further. The train station is easily within reach, while a variety of road and public transport connections ensure ease of travel to the surrounding area and further afield.

TYPE: For Sale

INTERNET ID: 300P185951

SALE DETAILS

Offers From \$499,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
Rockingham, WA
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Features of the home include:

- Master bedroom to the front of the home, with timber effect flooring, plantation shutters to the window and an effective reverse cycle air conditioning unit, plus a built-in robe for storage
- Two further bedrooms, both with built-in robes and large windows for natural lighting
- Bathroom with a shower enclosure, vanity and floor to ceiling tiling
- Centrally placed kitchen, with ample cabinetry to both the upper and lower, a wraparound benchtop for a small breakfast bar setting and a freestanding oven, with a full height pantry, dedicated fridge recess and views to the alfresco beyond
- Open plan living and dining area, with timber effect flooring and a spacious design for a range of layouts, with another reverse cycle air conditioning unit and plantation shutters to the window
- Semi-enclosed patio to the rear of the residence, with a gabled roof design, paved flooring and plenty of room for friends and family to enjoy
- Paved garden with a shaded pergola for additional space to sit and relax, and a border of plant life to the fence line
- Brick built storeroom within the backyard
- Landscaped front garden with lawn and established greenery for a welcoming appeal from the street
- Sheltered carport to the front of the home with driveway parking beforehand
- Secure complex setting, exclusive to the over 50's

Built in 1992, this simply wonderful residence offers complete comfort throughout, with the complex ensuring a private setting for peaceful living while surrounded by like-minded people. The location really does speak for itself, with every amenity and recreational option you could hope for within easy reach, along with the all the delights that come from coastal living, including beachside strolls, your daily ocean swim and breathtaking views across it all.

Contact Adam Dineley today on 0450 217 206 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.

- Bedrooms: 3
- Bathrooms: 1
- Single carport



