



19 Jecks Street, ROCKINGHAM, WA 6168

PREMIUM COASTAL SETTING WITH DEVELOPMENT POTENTIAL

Overflowing with both opportunity and appeal, this ideally situated residence occupies a huge 1012sqm block that sits just walking distance to the beautiful beaches, foreshore and popular dining options. The land offers development potential with the option to go up to 4 stories high, with further information available by contacting David Parlor for development requirements and a copy of the Rockingham Strategic Centre Precinct Plan. As it currently stands, the residence provides two spacious bedrooms, two fully equipped bathrooms and an open plan family kitchen and dining area, with a separate living space or games room to the enclosed patio to the rear. While a choice of workshop, shed and outbuilding provides additional storage and multi-functional space throughout. A lengthy carport provides sheltered parking, while a secluded porch to the front of the home offers the perfect setting to sit and relax whilst enjoying your surrounds, with the backyard home to a fantastic array of birdlife, including many varieties of Cockatoo, including red tails, plus Willy Wagtails and the occasional Kookaburra to enjoy.

Secluded from the street by established trees, your lawned front garden runs alongside the lengthy paved driveway that leads to your secure carport with roller door access, providing parking for a multitude of vehicles both within and before the home. Side access gates await to the other side, while a sheltered and shady verandah is placed to the front of the home, with decked flooring and café blinds for a premium spot to unwind at the end of the day, or wake up with a morning coffee. Stepping inside, the

TYPE: For Sale

INTERNET ID: 300P185994

SALE DETAILS

Offers Over \$1,300,000

CONTACT DETAILS

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soaring high ceilings provide a striking entry within, with plenty of original character from its 1960's design, combined with modern inclusions throughout. The two bedrooms sit to the front of the home, with the master suite furnished with timber flooring, a cooling ceiling fan and built-in robe, while a separate dressing room follows on with yet more storage. The ensuite bathroom is fully equipped with floor to ceiling tiling, a freestanding bath and glass shower enclosure, with a large vanity and WC included. While bedroom two is placed opposite with that same timber flooring and another ceiling fan.

Your modern kitchen and dining area sits to the centre of the home, with a large island bench for gathering around, and quality appliances including a large freestanding stainless-steel oven, with ample cabinetry and storage throughout. An effective reverse cycle air conditioning unit benefits the room, with timber laminate flooring and a feature paneled wall, while your large games or living area sits within an enclosed patio and offers space to gather friends or relax, with decked flooring and direct garden access. The sweeping backyard is multi-functional across the space, with plenty of lawn to enjoy, mature trees and garden beds throughout, while a variety of opportunity awaits across the various sheds and workshops, with a kitchenette to one, and power throughout.

Located just an easy stroll from the sensational coastline, foreshore and beaches, you have a variety of cafes, restaurants and leisure facilities all close at hand, with plentiful parkland within reach and a year round calendar of local community events to enjoy. Sporting options are equally close by, along with extensive retail and shopping throughout, plus seamless travel to the surrounds and public transport connections for convenience.

Other features of the property include:

- 2 x reverse cycle air conditioning units
- Main bathroom with a tiled shower recess, large vanity and private WC within
- Separate laundry with cabinetry and counterspace included
- Instant gas hot water system
- Powered workshop with concrete flooring and a built-in bar
- Powered shed with a kitchenette within, tiled flooring and an air conditioning unit
- 3 x additional garden sheds for storage
- Decked seating area within the backyard for outdoor dining or entertaining
- Access to the rear yard from both sides of the home
- Huge carport for a variety of vehicles and parking
- Bore with reticulation
- Development potential, further information available
- Built in 1960

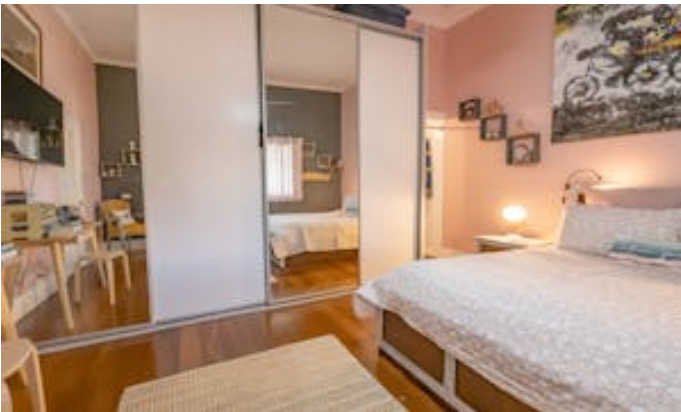
Contact David Parlor today on 0412 734 727 to arrange your viewing.

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 1,012.00 square metre
- Building Area: 100.00 square metres
- Bedrooms: 2
- Bathrooms: 2
- 3 car garage











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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