



100 Seabrooke Avenue, ROCKINGHAM, WA 6168

UNDER OFFER BY ADAM DINELEY

**** HOME OPEN CANCELLED ****

Beautifully presented and overflowing with sought after features, this perfectly placed coastal home offers a fully fenced and gated 680sqm* block, with lush green lawns to both the front and back, sheltered alfresco dining and side access to a powered workshop included. The interior floorplan has been updated to ensure a light and bright design, that focusses on family comfort, with a variety of living areas including a formal lounge and study space to the front of the home, and your relaxed family hub to the rear. All four bedrooms span the left side of the property, with the master suite peacefully positioned to the front to enjoy those secluded garden views, while both bathrooms are fully equipped throughout. Carport parking sits beyond a roller door to the side of the property, with extensive parking potential across the entire block, while your private gardens ensure full use of the space available, and a peaceful setting to relax or entertain.

Located for modern convenience, you have a choice of both primary and secondary schooling within reach, with extensive parkland, sporting facilities and ovals to the surrounding area, providing plenty of greenspace to explore, and ample room for play. A variety of retail and dining options are equally within reach, including within the nearby Rockingham Centre, with its cinema and entertainment facilities throughout,

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: 300P186288

SALE DETAILS

Offers From \$849,000

CONTACT DETAILS

**Elders Real Estate
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while the nearby coastline and sensational beaches ensure endless recreational enjoyment, with both Lake Richmond and the popular foreshore also within reach. And finally, bus, road and train connections ensure ease of travel to the Perth CBD and surrounding area, for those seeking a trouble free daily commute.

Features of the home include:

- Spacious master suite to the front of the home, with a complete wall of built-in robes, a newly installed ceiling fan and feature shiplap wall, with an ensuite equipped with floor to ceiling tiling, a glass shower enclosure, vanity and WC
- Three further bedrooms, all spaced for comfort, with built-in robes, updated ceiling fans and character wainscoting to all
- Family bathroom with a bath, shower enclosure and vanity, with a separate WC
- Separate laundry with storage throughout
- Central kitchen, with plentiful in-built cabinetry, a large benchtop with breakfast bar seating and in-built electric appliances including an oven, cooktop and integrated rangehood, with a dedicated fridge recess and double pantry included
- Zoned family living and dining area, with a warming fire for the winter months, an effective reverse cycle air conditioning unit and timber effect flooring
- Formal lounge to the front of the home, with a feature bay window to the front gardens, a newly installed ceiling fan and an in-built study nook with timber paneling and open shelving
- Newly laid carpet throughout the interior
- Quality window coverings including updated Venetian blinds to the bedrooms and lounge
- Newly installed downlighting across both the interior and out
- Ducted air conditioning
- Fresh paintwork throughout, including to the internal and external ceilings, and the eaves, gutters and fascia
- Spacious and sheltered patio to the rear and side of the home, with paved flooring that wraps around the residence and views across the garden
- Manicured backyard, with a border of tropical plant life to the fence line, and lawn for the children or pets to enjoy
- Lush lawned garden to the front of the home, with established privacy hedging from the street
- Bore for ease of upkeep throughout
- Powered workshop with roller door entry
- Fully restored and repainted roof
- Exterior roller shutters to the windows
- Solar panel system for efficiency
- Secure carport with roller door and 15amp power supply for the caravan
- Side access gate beside the home, with drive through entry to a concrete hardstand for parking for the boat or caravan, and the powered workshop beyond

- Widened driveway for additional vehicles, with access to both the carport and side gate
- Electric gates to the front of the home, and fully fenced to the entire block

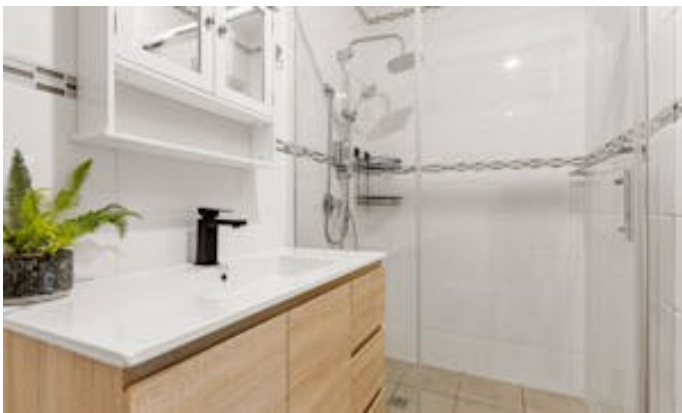
Built in 1985, and expertly maintained and updated throughout, this comfortable and inviting family home offers a wealth of living options to the interior, while the gardens truly shine with their easy care landscaping, generous entertaining potential and multiple sought after additions that are sure to appeal to any buyer.

A must view property, contact Adam Dineley on 0450 217 206 today.

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 680.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- Double carport











Real Estate

Rockingham & Baldivis



FLOOR PLAN

100 Seabrooke Avenue, Rockingham