



## 70 Murchison Road, WAIKIKI, WA 6169

### LAID BACK FAMILY LIVING WITH SIDE ACCESS TO A LARGE, POWERED WORKSHOP

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.

Carefully updated throughout, this centrally placed property offers a wealth of added extras and sought after additions across both the residence and gardens, with the 684sqm block expertly created to ensure full use of the space on offer. Equipped with side access gates to a large workshop, your backyard provides an inviting alfresco option, with plenty of lawn to enjoy, while a sheltered patio to the front offers another space to relax. The interior spans a range of living options, with a dedicated lounge, a central and open plan family living and dining area, and an updated kitchen, while the carport has been converted into an activity space or home office for added appeal. And all 3 bedrooms are spacious by design, with the bathroom fully renovated to a modern standard, and placed for convenience within.

Lawned to the front with a shady tree before the home, your lengthy driveway offers additional parking, with dual side access gates providing entry into the backyard. A shaded and private porch sits beyond decorative screening, and once inside, your three bedrooms and bathroom are placed together and to the left of the home. The master bedroom sits to the front, with a cooling ceiling fan and built-in robes for stowage, while

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**TYPE:** For Sale

**INTERNET ID:** 300P186831

**SALE DETAILS**

**MUST BE SOLD!**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**

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

**David Parlor**  
0412 734 727

bedrooms 2 and 3 also benefit from built-in robes, with carpet to all. The bathroom is placed to the midway point and has been fully updated with a dual stone topped vanity, and a large shower with glass screening.

A lounge awaits to the right of the home, with another ceiling fan and carpet underfoot, while the carport offers an activity or games area, with an effective reverse cycle air conditioning unit and complete flexibility in its usage. Your open plan family hub combines living and dining, with timber vinyl flooring, and both a ceiling fan and another reverse cycle air conditioning unit for comfort in all seasons. The kitchen overlooks the space, and has been upgraded to a modern standard, with extensive cabinetry to both the upper and lower, an in-built stainless-steel oven, plus cooktop and rangehood, and a corner benchtop for preparation. Moving outside and a sheltered and semi-enclosed patio runs along the rear of the residence, with ample space to entertain whilst overlooking the lawned backyard, with tropical garden beds for added appeal. And finally, your large, powered workshop offers dual roller door entry, an overhead fan and plenty of room for parking, storage or a workspace.

Located just walking distance to the local primary school, and a range of parkland including the impressive Hourglass Reserve, this family orientated setting offers a welcoming community feel, with absolute convenience on the doorstep. The Waikiki Village shopping centre is easily within reach for a range of retail and dining options, with Rockingham itself just a little further for a full range of facilities. The train station ensures ease of connectivity, with road and bus links throughout, while the sensational coastline is a short trip away for endless recreational enjoyment.

Other features of the property include:

- Separate laundry nestled off the kitchen
- Double linen closet
- Private WC
- 2 x split system air conditioning units
- Ceiling fans throughout
- Gas bayonet point
- Gas storage hot water system
- Exterior roller shutters to the front windows
- Solar panel system with 22 panels and a 5kW inverter
- 3m side access
- 8.5m x 6.5m powered workshop
- Multiple garden sheds
- 2 x rainwater tanks

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

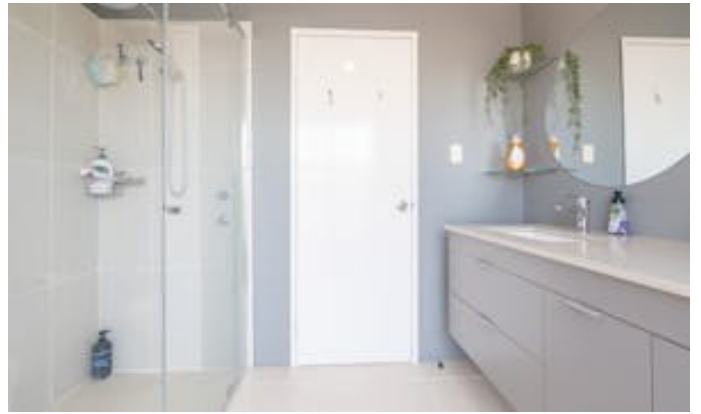
behalf, prior to an offer being made on the property.

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 684.00 square metres
- Building Area: 98.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2

















## 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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