

**1/10 Hawkins Street, ROCKINGHAM, WA 6168**

**SOLD BY ADAM DINELEY**

**COMPLETE CONVENIENCE MEETS MINIMAL MAINTENANCE LIVING**

Perfectly placed for absolute convenience, this low maintenance and easy care unit offers a light and bright residence, with 2 bedrooms, 1 centrally placed bathroom and living options to both the interior and garden. Placed within a peaceful complex, you have carport parking to the front of the home, with a wraparound backyard comprising of a large alfresco setting and a section of lawn to the side. While moving to the interior, a spacious open plan living and dining area surrounds the kitchen, offering plenty of space to relax, with a modern neutral colour scheme throughout, while both bedrooms are sized for comfort, and the bathroom equipped for functionality.

Situated for laid back living, you are walking distance to the vast Rockingham Centre along with its never ending supply of retail, dining and entertainment options, while the neighbouring area provides plentiful greenspace, sporting facilities and even a picturesque lake to the nearby HMAS Warramunga parkland. Schooling, childcare facilities and the local TAFE are all within walking distance, while the train station is equally nearby, providing access to the CBD in around 35 minutes, with road and bus connections to the surrounding area. While the popular setting also offers a variety of recreational enjoyment, including the Aquatic Centre just a few steps away, and the spectacular coastline, beaches and foreshore all just a little further.

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:** Sold

**INTERNET ID:** 300P186881

**SALE DETAILS**

**Offers From \$489,000**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**

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

**Adam Dineley**  
0450217206

Features of the home include:

- Spacious master bedroom with carpet to the floor, a built-in double robe and soft natural lighting
- Fantastic second bedroom, also carpeted for comfort
- Bathroom with a combined bath and shower with screening, an extended vanity and overhead storage
- Separate laundry with direct garden access for ease of drying
- Centrally placed kitchen that's semi separate from the main living area, with a corner benchtop to provide a small breakfast bar setting, plus both a full height pantry and under bench cabinetry, with a freestanding oven included
- Open plan living and dining space, considerably sized for comfort, with timber effect flooring, a cooling ceiling fan and direct sliding door access to the alfresco
- Ducted air conditioning throughout
- Generously sized alfresco setting within the backyard, with paved flooring, shading to the fence line for extended use in all seasons and ample room to gather friends and family
- Fully fenced backyard with lawn and raised beds to the border
- Sheltered carport parking to the front of the home

Built in 1989, this superb opportunity provides outstanding convenience, with easy access to not only the daily essentials, but seamless transport connections too, with all the entertainment and recreational options that make this area so appealing to many. While the property itself promotes minimal maintenance living, with a seamless flow between the indoor and out.

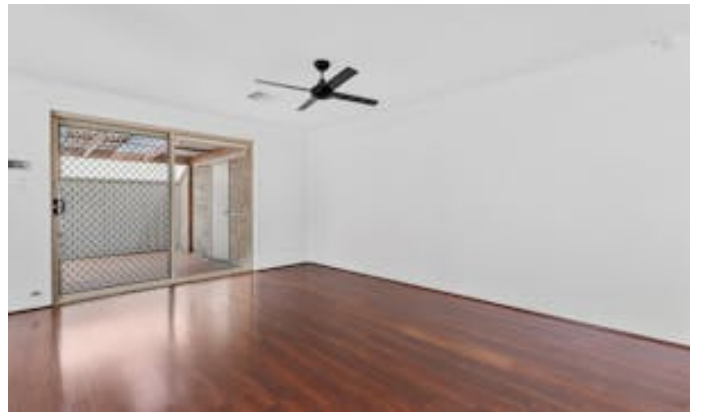
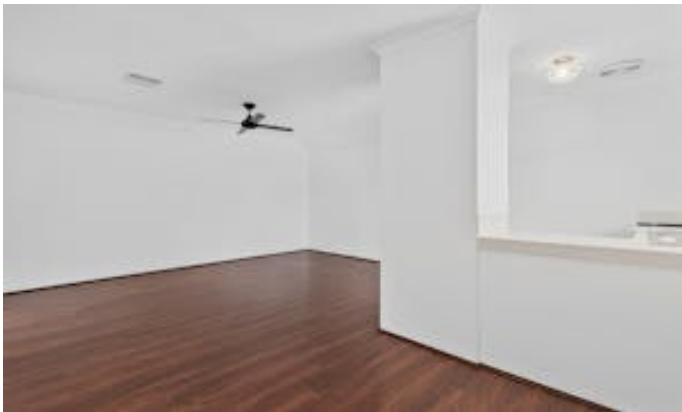
Contact Adam Dineley today on 0450 217 206 to arrange your viewing.

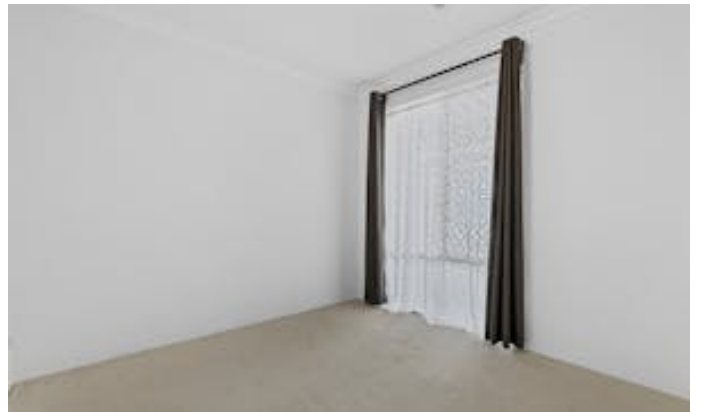
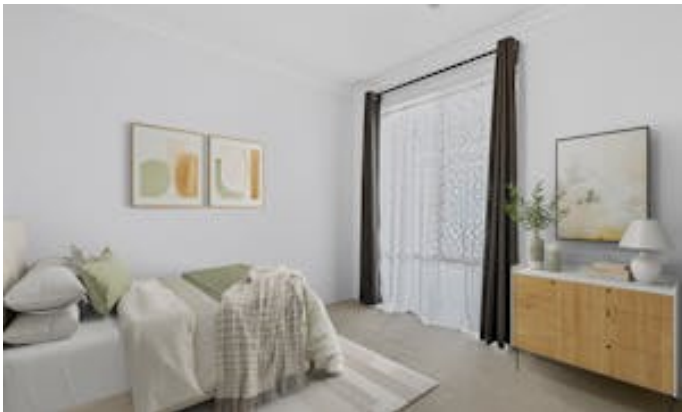
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\*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including 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 164.00 square metres
- Building Area: 67.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport











FLOOR PLAN

1/10 Hawkins Street, Rockingham