



18 Osprey Vista, ROCKINGHAM, WA 6168

PEACEFUL PARK SETTING FOR CAREFREE FAMILY LIVING

Located in a premium and central setting, with an impressive parkland next door and the beautiful Lake Richmond just a casual stroll away, this peaceful position offers a truly wonderful setting to call home, with a wealth of living options both inside and out. Placed upon a 574sqm block, you have a large alfresco along the side of the residence, allowing plenty of room to gather friends or relax with family, while the backyard is lawned for ample space to play. The homes interior spans 202sqm, with a straightforward floorplan that sees all 4 bedrooms and both bathrooms positioned to the left of the home, leaving the remainder to your dedicated theatre room and open plan family hub, with space for living, dining and games around the fully equipped kitchen.

The end of cul-de-sac positioning and parkland setting ensure a welcome street appeal, with lush green lawn to the front of the home, and a paved driveway to the double remote garage, with the addition of a drive through option to the backyard for access. Your formal lounge or theatre room sits to the right of entry, with feature French doors, carpet underfoot and a recessed ceiling, with your master suite directly opposite. Spacious in size and comfortable in design, the primary suite is also carpeted, with dual walk-in robes and an ensuite with a twin stone topped vanity, a large shower with glass screening and private WC. Your three further bedrooms await within their own section, with a choice of walk-in robe or built-in, and all well-spaced for the children or guests, while the main bathroom sits centrally, with a glass shower enclosure, bath and vanity included.

TYPE: For Sale

INTERNET ID: 300P187477

SALE DETAILS

Offers Over \$899,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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Rockingham, WA
08 9591 4999

David Parlor
0412 734 727

Your open plan living, dining and games area is a sweeping space to enjoy with the family, with plenty of natural light, tiled flooring and direct access to the inviting alfresco, while the kitchen sits within to emphasize its position as the heart of the home. The kitchen is equipped with in-built stainless-steel appliances, extensive cabinetry and storage, and a lengthy island bench for grabbing a quick bite to eat. Moving outside and your gabled roof patio provides an impressive setting to entertain, with poured limestone underfoot, a cooling ceiling fan and shade blinds to the fence line, while the fully fenced backyard provides a well-maintained lawn for the children or pets to enjoy.

Situated within a range of parkland, you have the fantastic Apex Reserve with its picturesque lake to explore, while the outstanding Lake Richmond is a short stroll away, including extensive walking trails, and a variety of native birdlife to discover. The popular foreshore is just a little further, along with your choice of beautiful beach, with Point Peron, Palm Beach and Penguin Island all within easy reach, along with boat ramp access for convenience. A variety of retail and dining facilities ensure all the day-to-day essentials are close at hand, with multiple schooling options and easily accessible transport links including train, bus and road connections.

Other features of the property include:

- Separate laundry with access between the kitchen and garage
- Walk-in linen closet to the main hallway
- Private second WC
- Veri Shades to front of home.
- 4 x reverse cycle air conditioning units to the master suite, two minor bedrooms and main living area
- Gas bayonet point
- High ceilings across the interior
- Instant gas hot water system
- Exterior roller shutters to the windows
- Security camera system
- Small garden shed for storage
- Automatic reticulation from the bore
- Drive through access from the garage to the gabled roof patio
- 2004 build

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

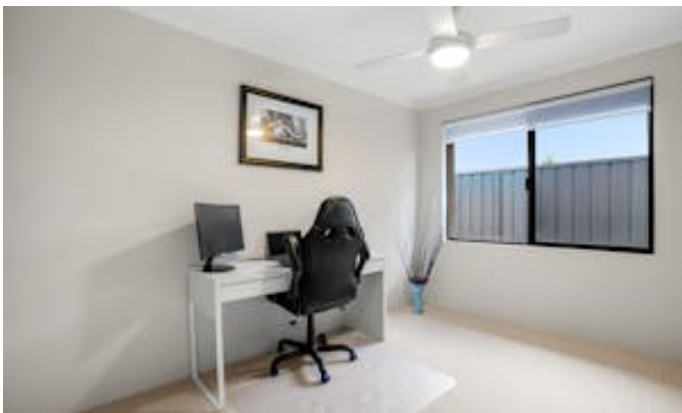
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All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual

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 574.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double 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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