



38 Hercules Street, ROCKINGHAM, WA 6168

UPDATED FAMILY LIVING WITH SPACIOUS AND SECURE GARDEN SURROUNDS

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.

Perfectly placed for convenient living and carefully upgraded throughout, this wonderful 4 bedroom, 2 bathroom family home offers a flexible interior floorplan, with carefully manicured gardens and a wealth of appeal included. Renovated bathrooms and laundry, with updated appliances across the kitchen, this welcoming residence ensures a move-in ready option for seekers of laid-back living, with absolute comfort throughout. A formal lounge and dining space sits to the front of the home with a soaring ceiling for an added sense of space, with a separate family room beyond the central kitchen. While a games room is nestled to the rear and presents the opportunity to utilize as bedroom no. 4 if desired. Moving outside and the 670sqm block has been carefully created to ensure full use of the available space, with a secure and fully fenced front garden, along with a peaceful and spacious backyard for entertaining, with drive through access from the carport and a workshop included.

Freshly painted to the facade, the crisp white paintwork expertly contrasts to the lush green lawn of the front garden, with your driveway allowing additional parking before the secure carport with roller door. Your master suite is placed to the front of the home

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: 300P188854

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

to enjoy that garden view, with both a ceiling fan and air conditioning unit included, plus a walk-in robe and a renovated ensuite with floor to ceiling tiling, a glass shower enclosure, vanity and WC. To the left of entry, you find your striking open plan living and dining space, with a feature gabled ceiling including exposed beams and a multi-level design. Your kitchen follows on and is placed as the heart of the home, with an in-built wall oven and gas cooktop, ample cabinetry and a benchtop for breakfast bar dining, while your family meals or living area provides another space to relax.

A separate games room extends to the rear of the home, with sliding doors to the gardens for an indoor to outdoor flow, while completing the interior your two further bedrooms offer built-in robes, with the updated bathroom placed between. Stepping outside and your generous alfresco ensures a choice of entertaining or relaxation, with a flat roof design and paving to the floor, while the fully fenced backyard is lawned throughout to ensure maximum enjoyment and plenty of room to play.

Located centrally, you are moments from a variety of parkland, with a choice of schooling within walking distance to ensure a family orientated appeal. The popular and vast Rockingham Centre is equally nearby, with an endless array of retail, dining and entertainment facilities, while sporting options and both travel and transport links ensure a convenient setting for many. The vibrant foreshore is a short trip away, allowing for a range of recreational and leisure activities, with the sensational coastline easily within reach for a relaxed lifestyle setting.

Other features of the property include:

- Renovated family bathroom with floor to ceiling tiling, a bath, shower enclosure and vanity
- Fully tiled powder room with your secondary WC and additional vanity
- Renovated laundry with both upper and lower cabinetry and tiling throughout
- Stone benchtops to both bathrooms and laundry
- Built in bar to the main living area with a benchtop for seating
- Feature exposed brickwork to the formal living area and kitchen
- Updated oven to the kitchen only 12 months old
- Cooling ceiling fan to the family room
- 3 x split system air conditioning units
- 3 x gas bayonet points
- Gas storage hot water system
- Exterior roller shutters to the front windows
- Shade sail to the secure front yard, with a border of plant life to the fenceline
- Planted garden beds to the backyard with colourful inclusions
- 5.9m x 3.7m workshop with roller door access
- Semi enclosed carport with storage to the side and drive through access

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

The information provided including photography is for general information purposes

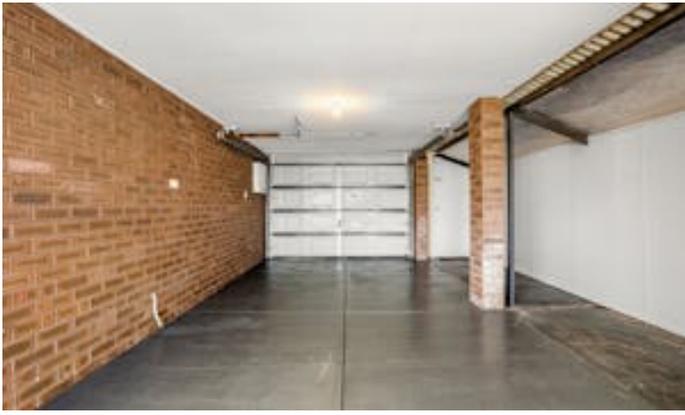
only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer 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 670.00 square metres
- Building Area: 126.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single 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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