



6B Nandi Court, WAIKIKI, WA 6169

PEACEFULLY PLACED WITH DRIVE THROUGH ACCESS TO A LARGE, POWERED WORKSHOP

Tucked away at the rear of a peacefully placed cul-de-sac upon a 453sqm block, sits this 3 bedroom, 1 semi-ensuite bathroom residence. Offering a lawned garden to the front of the home, your secure carport parking provides drive through access to the rear yard and powered workshop beyond, while a large gabled roof alfresco and lawned backyard ensure plenty of space to entertain or simply enjoy your surrounds. Inside the residence, a welcoming lounge greets your arrival, with your fully equipped kitchen placed beyond, while the master bedroom sits to the front of the home, with semi-ensuite access to the central bathroom, and your two further bedrooms to the rear of the residence.

Separated from the street, your front garden offers ample room to rest and relax, with a lengthy driveway providing access to the secure carport with roller door entry, and a wealth of parking potential with both a hardstand to the backyard and workshop. An inviting lounge sits to the front of the home, with an effective reverse cycle air conditioning unit, and a large window to overlook the gardens, while your master bedroom is placed opposite to also benefit from that garden outlook. The master bedroom offers a walk-in robe, and semi-ensuite access to the main bathroom, with a combined bath and shower, plus vanity within, with bedrooms 2 and 3 to the rear, including built-in robes to both.

TYPE: For Sale

INTERNET ID: 300P188876

SALE DETAILS

Offers Over \$599,000

CONTACT DETAILS

Elders Real Estate
Rockingham & Baldivis
 8/2-6 Council Ave
 Rockingham, WA
 08 9591 4999

David Parlor
 0412 734 727

Your kitchen is placed centrally within the home and fully fitted with an extensive range of cabinetry, including both under bench and wall mounted options, with in-built electric appliances including an oven, cooktop and integrated rangehood. A gabled roof patio wraps around the rear and side of the property, with café blinds for extended use in all seasons, and a true extension of your living space, along with gated entry to close the area off from the garden beyond. Your powered workshop sits to the side and is extremely spacious in size, with a gabled roof for added height within, while the fully fenced backyard is lawned, and offers a substantial area for play.

Located within walking distance to a variety of parkland, including the large Lakemba Reserve, this well-placed property sits within easy reach of a choice of schooling, ensuring a popular setting for family focused living. The fully stocked Waikiki Shopping Village is equally close by, and offers a range of retail and dining facilities, while Rockingham itself is just a little further and overflows with shopping and entertainment options, along with the pristine coastline and bustling foreshore to enjoy. And lastly, for those with a daily commute, you have easy access to train, bus and road links for convenient connectivity throughout.

Other features of the property include:

- 1 x split system air conditioning unit
- LED downlighting throughout
- Separate laundry with direct access to the side of the home for drying
- Privately placed WC for convenience
- Instant gas hot water system
- Exterior roller shutters to the front windows
- 6m x 7m powered workshop
- 1989 build

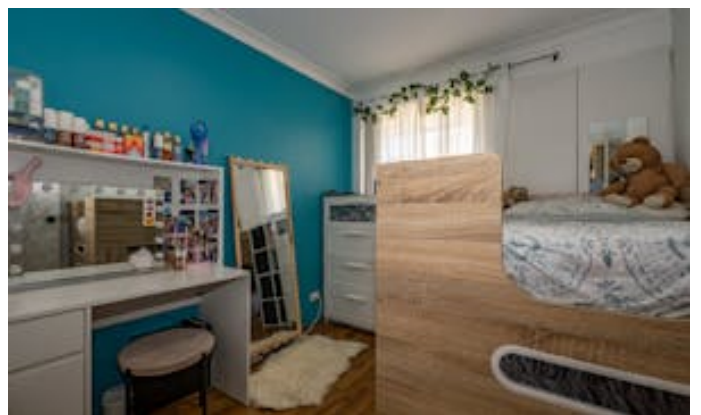
Contact David Parlor today on 0412 734 727 to arrange your viewing.

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.

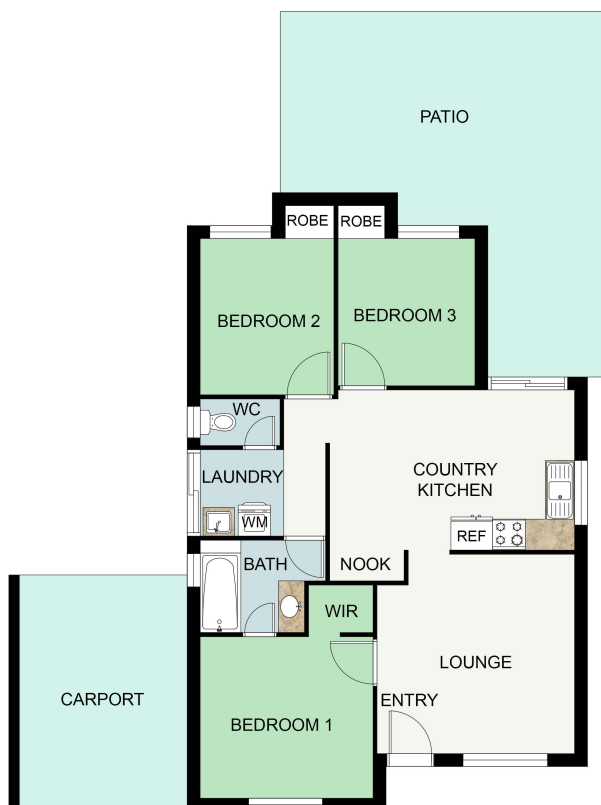
- Land Area 453.00 square metres
- Building Area: 69.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1











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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