



## 4 Cumberland Way, WAIKIKI, WA 6169

### COMPLETE FAMILY COMFORT WITH SPARKLING POOLSIDE GARDENS

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.

Surrounded by quality homes, this perfectly placed family residence offers a light and bright internal floorplan, with updates and upgrades including a renovated kitchen and ensuite to enjoy, while the 680sqm block offers the perfect setting to unwind. A sparkling below ground pool sits to the rear garden, along with a huge alfresco area and drive through access via the carport, with plenty of room to relax or entertain throughout. While moving inside, the 200sqm interior provides a multitude of living options that seamlessly flow together, with all 4 bedrooms and both bathrooms positioned to the right side of the home for complete comfort for all.

Your front garden is fenced from the street and landscaped with greenery for an immediate appeal, while your paved driveway offers additional parking before the double carport with secure roller door. The master suite sits to the front of the home and enjoys an outlook to a private patio and garden, with carpet underfoot, a walk-in robe and a modern and updated ensuite including a glass shower enclosure, floating vanity and WC, with floor to ceiling tiling for a luxurious feel. A formal lounge and dining area sits opposite with your further three bedrooms tucked away in their own section

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:** 300P189572

**SALE DETAILS**

**URGENT  
RELOCATION SALE!**

**CONTACT DETAILS**

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

**David Parlor**  
0412 734 727

toward the rear, including built-in double robes to all.

Your open plan family zone is flooded with natural light and consists of both living and dining around the fully renovated and spacious kitchen, with direct access to the patio for an indoor to outdoor flow. The kitchen provides extensive cabinetry and storage, with ample bench space including a central and freestanding island for gathering around, with an in-built stainless-steel wall oven, gas cooktop and rangehood. Stepping outside and your vast alfresco borders the side and rear of the home, allowing a choice of area to entertain and stunning views across the pool, with both paving and lawn throughout the backyard for relaxation and play. Your below ground pool is fully fenced for peace of mind, with that same paving to the surround and established greenery for a secluded feel.

Located within a premium setting, you are a short stroll from the epic Centenary Park with its scenic lake, extensive greenspace and play equipment to utilise, while the popular Waikiki Village Shopping Centre is equally close by for all your retail and dining needs. A choice of schooling, including the much-loved Charthouse Primary, is also within walking distance, while road and public transport links ensure connectivity throughout, with the sensational coastline and beaches easily within reach for a laid back lifestyle appeal.

Other features of the property include:

- Main bathroom with a shower recess, bath and vanity
- Private WC
- Separate laundry with a full height linen closet included
- Plantation shutters to the ensuite
- Solid timber flooring to the living areas
- Soft carpet to the bedrooms
- Ceiling fans to two of the minor bedrooms and the main family living area
- Gas bayonet point
- Ducted reverse cycle air conditioning throughout
- Instant gas hot water system
- Private screened patio to the front of the home
- Below ground saltwater pool with automatic cleaning
- A variety of plant life and greenery throughout the gardens, including fruiting trees
- 3m x 4m powered garden shed for storage
- Bore and automatic reticulation for ease of upkeep
- Drive through access via the carport
- 1.5kW solar panel system with 8 panels
- Built in 1992

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 680.00 square metres
- Building Area: 200.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









