



13 Highlander Parade, ROCKINGHAM, WA 6168

PREMIUM PARK FACING POSITION WITH BREATHTAKING LAKE VIEWS

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.

Offering an absolutely premium setting with lush parkland across the street and enviable lake views, this well-placed and minimal maintenance property provides 450sqm of land, with a 3 bedroom, 2 bathroom residence to love. Expertly designed for a modern and inviting feel, your 180sqm interior floorplan benefits from a careful layout that sees a choice of comfortable living options, starting with a formal lounge the front, while your open plan living, dining and kitchen follows on. The alfresco is lined with shutters to create a true extension of the home, and a sensational space to entertain, while the backyard is easy care throughout for maximum relaxation for all.

The front garden is lawned and meticulously maintained, with hedging and a mature tree for appeal, while a small seating area offers a welcome space from which to enjoy that impressive vista. Garaged parking offers secure vehicle storage, with a secondary roller door to the rear for access between, while once inside you immediately enter your striking formal lounge. Furnished with plantation shutters to the windows, laminate timber flooring and a crisp neutral colour scheme, you have a peaceful setting to relax with French doors closing the area off from the main living hub beyond. Your master

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: 300P189865

SALE DETAILS

**URGENT
RELOCATION SALE!**

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**
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08 9591 4999

David Parlor
0412 734 727

suite is also placed to the front, with the same plantation shutters to the windows and carpet underfoot, while a complete wall of full height robe space meets all your storage needs, with an ensuite equipped with a glass shower enclosure, lengthy vanity and private WC.

Your main living and dining area surrounds the standout kitchen, with contrasting cabinetry, stone benchtops with waterfall edges and quality in-built appliances, with a spacious island bench and overhead feature lighting. The entire space is flooded with natural light, with direct access to the alfresco for an uninterrupted flow between, while a large fireplace provides character and charm within. Your further two bedrooms are placed to the rear of the residence, with built-in robes to both, while your central bathroom offers a bath, shower and vanity, with private WC. Sliding doors ensure continuous access from your interior living to the alfresco, with the area sheltered from the elements for year round use, and decking to the floor. The remainder of the garden is paved for carefree living, with a selection of greenery in place for a minimal upkeep appeal, while a storeroom sits to the rear of the home, with access via the backyard.

Situated directly across the road from the Townsend Road Reserve, you have a beautiful lake to meander, with play equipment and extensive greenspace to enjoy, and the picturesque Lake Richmond just a short stroll further including a variety of native flora and fauna to its surrounds. Both primary and secondary schooling are easily within reach, with a vast array of retail, dining and entertainment options on hand, while excellent public transport and road links allow straightforward connectivity. And finally, the exceptional coastline and beaches are just a little further, allowing a true lifestyle setting, and a wealth of recreational appeal that is sure to suit a variety of buyers.

Other features of the property include:

- Separate laundry with triple linen closet storage
- Dual door pantry to the kitchen
- Ducted evaporative air conditioning throughout
- High ceilings for a spacious feel within
- LED downlighting
- Electric storage hot water system
- Exterior window shutters to the front
- 1.5kW Solar system with 8 panels
- Automatic reticulation to the front and side of the home
- Water tank within the backyard
- Built in 2003 by Dale Alcock homes

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 450.00 square metres
- Building Area: 180.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage









