



## 3 Regelia Place, PINJARRA, WA 6208

PERFECTLY PLACED FOR PEACEFUL LIVING, WITH ENDLESS OPPORTUNITY THROUGHOUT

Offering a premium opportunity for buyers seeking a spacious and centrally placed setting, this well-placed property is overflowing with potential and provides all the inclusions to become the complete package. The 736sqm\* block sits within a peaceful cul-de-sac just a short stroll from schooling, with gated access to a sheltered carport for parking and drive through entry to the backyard, where a garage or workshop awaits. A below ground pool sits within the gardens to offers a relaxed lifestyle appeal, with spacious patios to both the front and back of the home, allowing plenty of room for entertaining. Your interior offers a welcoming lounge on entry, with your open plan kitchen and dining space beyond, while complete flexibility spans the floorplan, allowing you to create a layout that suits your individual needs. You have the possibility of up to 5 bedrooms on offer, with the alternative to utilize as 3 spacious bedrooms, with individual study or living areas included, while a bathroom sits centrally and requires some updates and upgrades within.

Located for peace and quiet, you are a few steps from the popular Middle Park, with plenty of greenspace and play facilities on hand, while the local primary school is easily within walking distance for a relaxed family lifestyle. A variety of road links ensure ease of travel to the surrounds, with plenty of retail and dining within the heart of Pinjarra, while the vibrant city of Mandurah is just a quick drive away, with endless entertainment, shopping and dining options, along with leisure and recreational appeal including the sensational coastline, waterways and beaches.

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:** 300P190154

**SALE DETAILS**

*All Offers Considered*

**CONTACT DETAILS**

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

**Adam Dineley**  
0450217206

Features of the home include:

- Bedroom 1, generously spaced with tiled flooring and a cooling ceiling fan for comfort
- Bedrooms 2 and 3, with a central opening between to allow a variety of uses, and ideal as either shared bedrooms, or a single with a study or living area beyond
- Bedrooms 3 and 4, also with a shared design and central opening, with the same flexibility in its usage
- Bathroom with a shower enclosure and vanity with storage
- Modern kitchen with a corner design to allow an 'eat-in' effect, with an in-built oven, gas cooktop and rangehood, and cabinetry and counterspace within
- Open plan kitchen and dining area, with a seamless flow to the lounge and tiled flooring throughout
- Formal lounge on entry, with both a warming fire and cooling ceiling fan, with a large window overlooking the front garden
- Sweeping alfresco setting to the rear of the home, with poolside views and ample space to entertain or relax at days end
- Large below ground pool, with a paved surround and fencing to the perimeter for peace of mind, with tropical garden beds and established palms for appeal
- Freestanding garage or workshop with the backyard
- Spacious rear garden, with an easy care design and a variety of storage solutions
- Semi-enclosed patio to the front of the home, with a feature fireplace for year round comfort, and a secluded setting to relax
- Gardens beds to the front of the property, with soaring palms and greenery included
- Driveway parking before the home
- Gated carport and drive through entry to the backyard

Built in 1974, this generously spaced block offers an ideal setting to create a home to cater to you and your unique needs, with quality inclusions already in place, and a wealth of opportunity throughout. The location ensures a premium setting for family living, with peace and quiet at the forefront, and all the family essentials just a quick stroll away, while every amenity is close at hand to offer complete convenience for all.

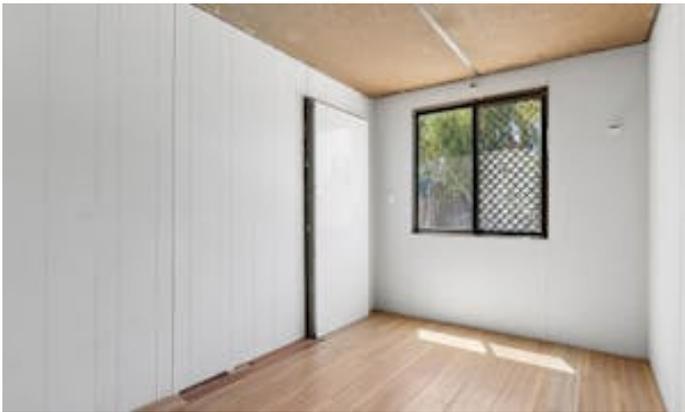
Contact Adam Dineley today on 0450 217 206 to arrange your viewing.

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 736.00 square metres
- Building Area: 99.00 square metres
- Bedrooms: 5
- Bathrooms: 1
- Single carport









FLOOR PLAN ON SITE PLAN

3 Regelia Place, Pinjarra