



7/6 Merope Close, ROCKINGHAM, WA 6168

MODERN AND UPDATED LIVING WITHIN A WELCOMING OVER 55'S COMPLEX

Placed within a community minded and welcoming complex for the over 55's, this perfectly presented and updated unit offers a premium position to call home, with quality renovations to the bathroom and kitchen, and a move-in ready appeal throughout. Equipped with 2 bedrooms and one central bathroom, you have an open plan living and dining area on arrival, with the kitchen nestled away to the rear. While a private and fully fenced garden ensures an inviting space to enjoy, with easy care paving and plant life within. A sheltered carport sits to the side, with a designated space for your vehicle, while absolute convenience is on hand, with a range of local amenities within walking distance.

Located just a short stroll from the fully stocked and popular Rockingham Centre, you have an endless array of retail facilities within easy reach, along with entertainment options, a cinema and a choice of dining facilities. The Sepia Reserve is just a few steps away, with the epic Anniversary Park and oval just a little further, ensuring plenty of greenspace to the surrounds, while the train station is equally nearby for ease of connectivity. A variety of road and bus links provide seamless travel to the neighbouring area, with all the delights of Rockingham and its sensational coastline just moments away, creating a much-loved and central setting to explore.

Features of the home include:

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: 300P190478

SALE DETAILS

Offers From \$499,000

CONTACT DETAILS

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

**Adam Dineley
0450217206**

- Two well-spaced bedrooms, both with large windows and soft carpet underfoot
- Fully updated bathroom, with contemporary tiling, a walk-in shower with glass screening and a large vanity with storage
- Separate laundry with cabinetry and counterspace within
- Renovated kitchen, with a wraparound benchtop for ample preparation space, plus plentiful crisp white cabinetry and quality in-built appliances, with a full height pantry and dedicated space for the fridge
- Open plan living and dining area, with sweeping natural light for a bright and spacious feel, with modern downlighting and an effective reverse cycle air conditioning unit
- Neutral colour scheme for a contemporary and spacious design
- Paved garden with an extended fence line for privacy and ideal for relaxation at the end of the day or entertaining friends, with a feature elevated bed of greenery
- Raised garden beds to the front of the home, with a shaded porch on entry
- Exterior roller shutters to the windows
- Designated car parking bay within a sheltered carport
- Separate storage room for added appeal

Built in 1977 and recently updated within, this immaculately presented property offers comfortable living options across the inside and out, where all the updates and upgrades have already been completed, leaving a modern and move-in ready unit to call home. While the location offers a true lifestyle setting, with every convenience close at hand, and the pristine coastline easily within reach.

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.

- Building Area: 71.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1





