



1 Nandi Court, WAIKIKI, WA 6169

SUBDIVISION POTENTIAL ON A SPACIOUS CORNER SETTING

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.

Placed upon a spacious 700sqm corner block, this neat and tidy property has been carefully modernized within, including updates across the kitchen and bathroom for a contemporary feel. Offering potential for future subdivision (subject to council approval), the three bedrooms are all well-spaced, while your living options include a separate lounge, and an open plan kitchen and family room for a laid back appeal, before flowing outward to a generously sized and sheltered patio. The secure carport provides a drive through option, while the gardens are well-maintained throughout and lawned to provide a large area for play, with the entire property offering a welcoming space that's ideal for families and professionals alike.

Lawned to the front with a lengthy driveway on entry, your carport sits beyond a roller door for secure vehicle parking, while a sheltered patio before the home ensures an inviting space to sit and enjoy your surrounds. Once inside, your three bedrooms and upgraded bathroom are placed to the right, with all bedrooms furnished with built-in robes and cooling ceiling fans, and the bathroom offering a walk-in shower with glass screening, a vanity with storage and a private WC. To the front of the residence sits a

TYPE: For Sale

INTERNET ID: 300P190542

SALE DETAILS

MUST BE SOLD!

CONTACT DETAILS

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

David Parlor
0412 734 727

substantial lounge or theatre room, with carpet to the floor, a large window for natural lighting and another ceiling fan, while the room offers complete comfort within.

The main family hub provides a dining area adjacent to the kitchen, with a living area beyond, and a combination of both tiling and timber laminate flooring throughout, with yet another overhead fan and direct sliding door access to the alfresco for seamless entertaining. The kitchen provides a modern yet functional design, with a freestanding oven, both overhead and under bench cabinetry, and ample counterspace within. While moving to the exterior and a large, flat roof patio extends the rear of the home, ensuring a relaxed setting to gather friends or entertain, with the fully fenced backyard lawned and extremely spacious in size, including established trees and plant life to the perimeter.

Located just a short stroll from schooling and moments from a choice of parkland, including the popular Lakemba Reserve, this well-placed property offers a family orientated appeal, with all the daily essentials close at hand. The Waikiki Village Shopping Centre is equally close by, and offers a range of retail and dining options, while for those seeking daily travel, you have road and public transport connections on hand, with the sensational coastline, its breathtaking beaches and extensive recreational opportunity just a little further.

Other features of the property include:

- Laundry tucked beyond the kitchen with direct exterior access
- Ample linen storage
- 2 x reverse cycle air conditioning units to the primary bedroom and lounge
- Gas bayonet point
- LED downlighting to the main living area
- Instant gas hot water system
- Patios to both the front and back of the home
- Exterior roller shutters to the windows
- Reticulation from the bore
- Drive through access to the backyard
- 2 x storage sheds
- Sub division potential given the large corner block, and subject to all relevant approvals

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 700.00 square metres
- Building Area: 118.00 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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