



5 Boyle Avenue, ROCKINGHAM, WA 6168

IMMACULATE AND SPACIOUS FAMILY LIVING IN A SOUGHT AFTER AND CENTRAL LOCATION

Surrounded by quality homes and located just a few steps from a range of impressive parkland, including the much loved Lake Richmond, this perfectly placed family home occupies a spacious 647sqm* block and offers premium living throughout. Manicured to both the front and back, the gardens ensure a welcoming setting to relax, with a sheltered and secluded alfresco for entertaining friends, and lush green lawn for appeal, while established and landscaped plantings provide a sense of serenity within. Moving to the interior, you have a huge 272sqm* floorplan to enjoy, with a multitude of living options that provide both formal and informal surrounds, including a large games area, an open plan family hub with central kitchen and both a separate lounge and dedicated dining area. The four bedrooms are all incredibly well-spaced for comfort, with both the ensuite and main bathroom fully equipped for family functionality, while your double garage awaits to the front for secure vehicle parking.

Positioned within a sought after and much-loved setting, the extensive choice of parkland, water features and reserve space ensure an idyllic location to call home, with a fenced dog park nearby, a variety of walking pathways and plentiful wildlife to discover. The impressive Rockingham Foreshore is just a little further with its endless entertainment, dining and retail opportunity, while the pristine coastline ensures a true lifestyle location, with crystal clear waters, boating facilities and the white sandy

TYPE: For Sale

INTERNET ID: 300P190708

SALE DETAILS

Offers From \$1,100,000

CONTACT DETAILS

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

Adam Dineley
0450217206

beaches all easily on hand. And for the daily essentials, you are walking distance to a choice of schooling options, ensuring a family orientated appeal, with shopping facilities close at hand and both road and public transport connections throughout.

Features of the home include:

- Inviting and oversized master suite, with plantation shutters to the bay window, a cooling ceiling fan and carpet to the floor, with a walk-in robe for storage and an ensuite with a dual vanity and a twin shower enclosure
- Three further well-spaced bedrooms, all with soft carpet, ceiling fans and built-in robes
- Family bathroom with a shower enclosure, bath and vanity, plus separate WC
- Laundry with sliding door access to the side of the home for ease of drying
- Spacious kitchen, with a wraparound bench top for breakfast bar dining, an in-built stainless-steel wall oven, gas cooktop and rangehood, with extensive cabinetry and storage and designated recesses for the fridge, microwave and dishwasher
- Shoppers access into the kitchen with a mud room or coffee station on entry
- Sweeping open plan living and dining area, with tiled flooring, an oversized and cooling ceiling fan, and an efficient reverse cycle air conditioning unit, with sliding doors directly to the patio for an entertainers dream design
- Substantial games room to the rear of the residence, with tiled flooring, another ceiling fan and French door entry, with sliding door access to the gardens for a seamless flow throughout
- Formal lounge with sumptuous styling within, including plush carpet, a feature fireplace and plantation shutters to the windows
- Dedicated dining room, with carpet underfoot, an arched opening and direct kitchen access
- Ducted air conditioning throughout
- Extra high double garage for 4WD parking and manual roller door with access to rear
- Gabled roof patio to the side of the home, with shading to the fenceline for a private and peaceful setting to entertain friends, with paved flooring that extends around the residence for additional relaxation and a border of plant life and greenery
- BBQ natural gas bayonet point
- Lush green lawn to the backyard, with beds to the fenceline, a variety of planted trees and vines, and a handy garden shed for storage
- Verandah to the front of the home, for a shaded space to sit
- Lawned front garden, with beautiful beds of greenery and fragrant Frangipani on entry
- 2x 720 litre rainwater tanks with submersible pump
- Solar panel system to assist in energy savings (5kw 22 panels)
- Paved driveway for additional parking potential before the remote double garage

Built in 2002, this absolutely fantastic family home offers a welcoming and inviting interior, with a wealth of living options to appeal to a variety of family arrangements and sizes. The gardens provide a peaceful and private space in which to relax and have been carefully created and maintained for a picturesque outlook to enjoy, while the location provides complete convenience amongst its scenic and popular surrounds,

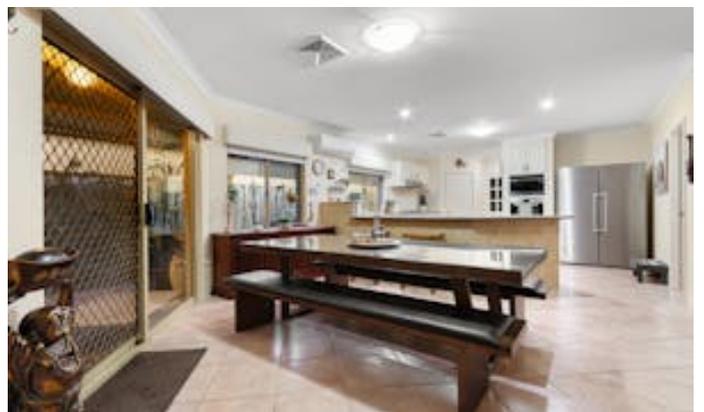
with all the benefits of coastal living on hand.

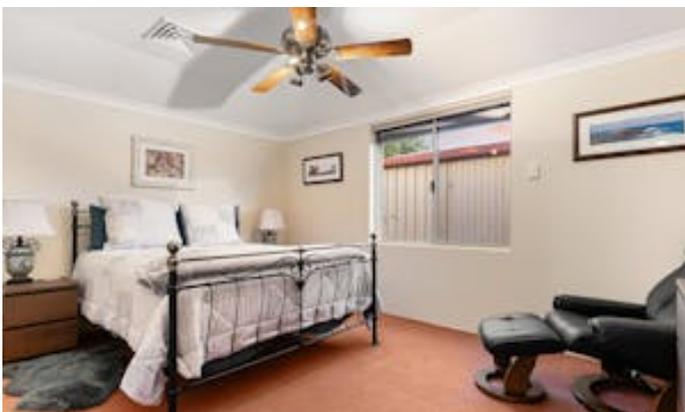
Contact Adam Dineley today on 0450 217 206 to arrange your viewing.

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 647.00 square metres
- Building Area: 272.00 square metres
- Bedrooms: 4
- Bathrooms: 2









FLOOR PLAN

5 Boyle Avenue, Rockingham