



11 Shoalwater Road, SHOALWATER, WA 6169

Modern and Tastefully Renovated Coastal Retreat Situated in the Sought-After Beachside Suburb of Shoalwater!

Situated only metres to some of Rockingham's most pristine coastline and set on a generously sized 631sqm* block, this beautifully presented property offers a lifestyle of sophistication and style with plenty of room for the whole family to enjoy.

This stunning residence has been completely renovated throughout, featuring three spacious bedrooms all with sliding robes, 2 stylish bathrooms with quality fixtures and fittings, luxury chef's kitchen with stone benchtops, breakfast bar, quality stainless steel appliances, and ample storage space, open plan living design, laundry with linen storage, activity room, new carpets, hybrid flooring, and has been freshly painted throughout.

Outside features a secure gated front yard, patio entertaining area, powered workshop, bore reticulation, and single carport with a garage door.

Additional features include ducted reverse cycle air-conditioning for year-round comfort, LED downlights throughout, plantain shutters, double glazed windows, security screens fitted to all external doors, and solar panels for energy savings.

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: 300P190803

SALE DETAILS

**End Date Sale - From
Early \$1Ms**

CONTACT DETAILS

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

Tony Ansara
0410 107 787

This beautifully maintained home is packed with quality features and is well worth your inspection.

Ideally located close to local shopping facilities, schooling, public transport, beautiful parklands and the pristine beaches of Shoalwater.

Call Tony Ansara anytime with any questions or queries. A detailed property video is available upon request via Whats App on 0410 107 787.

Property Features

Year built 1976

Lot size 631m2*

Secure gated front yard

3 Spacious bedrooms all with built-in sliding robes

2 Stylish bathrooms with quality fixtures and fittings

Luxury Chef's kitchen with stone benchtops, breakfast bar, quality stainless steel appliances, and ample storage space

Open plan living area

Activity room

Laundry with linen storage

Freshly painted throughout

Hybrid flooring

Newly carpeted

LED down lights throughout

Ducted reverse cycle air-conditioning with zone setup

6.5Kw Solar panel system

Plantation shutters

Double glazed windows throughout and security screens fitted to all external doors

Patio entertaining area

Powered workshop

Bore reticulation

Single carport with a garage door

Location Features

Nearest bus stop (Safety Bay Rd Before Shoalwater Rd) 300m*

Shoalwater Shopping Centre 400m*

Shoalwater Beach 600m*

Local shops (Butcher, Baker, IGA, Cafe, Fish & Chips, Health Food Store 1.2km*

Shoalwater Islands Marine Park 1.4km*

Penguin Island 1.5km*

Point Peron 3.6km*

Rockingham Caf  Strip 4km*

Rockingham Centre 5.5km*

Rockingham Train Station 6km*

Perth 51.5km*

Schools

Safety Bay Primary School 1km*

Rockingham Beach Primary School 3.1km*

Bungaree Primary School 4.5km*

Safety Bay Senior High School 4.7km*

Rockingham Senior High School 4.6km*

Star of the Sea Catholic Primary School 3.6km*

Kolbe Catholic College 7.1km*

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 631.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage







