



6/18 Waller Street, ROCKINGHAM, WA 6168

CAREFREE LIFESTYLE LIVING JUST MOMENTS FROM THE BEACH

Situated within a well maintained complex, just a short stroll from Rockingham's beautiful coastline, this 2 bedroom, 1 bathroom unit has been carefully updated throughout to offer a bright and modern interior that is sure to appeal to many. An open plan living and dining area sits to the front of the home, with a fully equipped kitchen beyond, while the flexible space allows a variety of layouts within. Both bedrooms are well spaced for comfort, with your contemporary bathroom positioned for convenience of use, while a variety of additional benefits ensure an inviting opportunity, with sought after loft space, modern styling throughout and a dedicated and sheltered parking bay.

Located in an ultra-convenient setting, the outstanding Rockingham Foreshore is easily within walking distance and offers a wide array of retail, dining and entertainment options, while the sensational coastline ensures a wealth of recreational appeal, with daily swims, watersports and beach side strolls all on offer. A range of parkland and greenspace is equally nearby within the neighbouring surrounds, with plenty of sporting facilities to choose from, while various schooling and childcare options are also within reach. Well serviced by buses with multiple bus stops in walking distance.

Features of the home include:

- Two spacious bedrooms, with a full height robe to one, and an efficient reverse cycle

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: 300P191065

SALE DETAILS

Offers From \$519,000

CONTACT DETAILS

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

Bianca McKenzie
0422864960

air conditioning unit to the other

- Updated bathroom, with floor to ceiling tiling, a glass shower enclosure, vanity and WC, with laundry facilities combined for modern functionality
- Central kitchen, placed to oversee the main living area, with wraparound bench space for preparation, ample cabinetry and storage, and in-built stainless-steel appliances including an oven, gas cooktop and rangehood, with a full height double door pantry and a designated space for the fridge
- Light and bright living and dining area, with an open plan design, a feature fireplace and downlighting throughout
- Timber flooring to the bedrooms and tiling to the main living areas
- Loft storage space within the main living area, with a pull down ladder for access
- Exterior roller shutters to the windows
- Dedicated parking bay within the sheltered carport to the front of the residence

Built in 1979, with 56sqm of living space, this easy care residence offers a move-in ready solution for anyone seeking a premium coastal location, with all the local amenities close at hand, plus the stunning beaches within strolling distance, and complete convenience throughout. While the unit itself provides comfortable living, with a low maintenance and carefree interior, ensuring an inviting and relaxed setting for laid back lifestyle living.

Contact Bianca today on 0422 864 960 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: 56.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport



