



7/36 Epsilon Drive, ROCKINGHAM, WA 6168

LOW MAINTENANCE SETTING FOR RELAXED LIFESTYLE LIVING

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 within a secure and gated complex, this sensational setting provides a true lifestyle appeal, with both a communal swimming pool and barbecue facilities to enjoy, along with a premium placement offering direct access to the picturesque Lake Richmond and reserve. The residence itself offers a modern and inviting interior, with plenty of natural light for a spacious feel within, and 3 bedrooms and 2 bathrooms included. Your open plan living and dining area is adjacent to the fully equipped kitchen, with contemporary styling throughout, while the backyard offers a sheltered alfresco for entertaining, with tranquil bushland views for absolute relaxation.

Your paved access driveway extends to your secure double carport with automatic roller door, while a gated front garden provides a private entry inside. Your master suite sits to the front of the home and benefits from a cooling ceiling fan and walk-in robe, while the ensuite provides a large corner shower enclosure, an extended vanity with storage and WC. Bedrooms 2 and 3 are placed to the right, with double built-in robes to both and the family bathroom to the midway point for convenience.

TYPE: For Sale

INTERNET ID: 300P191344

SALE DETAILS

MUST BE SOLD!

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
Rockingham, WA
08 9591 4999

David Parlor
0412 734 727

Your open plan living and dining area starts firstly with the kitchen, with extensive cabinetry and storage, plentiful bench space and in-built stainless-steel appliances. While the room ensures year round well-being with an effective reverse cycle air conditioning unit, quality window coverings and sliding doors to the alfresco. Your welcoming patio is placed under the main roof for a seamless flow between, with paved flooring and an outlook across the relaxing and minimal upkeep garden, with the idyllic location ensuring serenity for all.

Located centrally and with direct access to the exceptional Lake Richmond and surrounds, you have extensive birds and wildlife to explore, with a variety of walking trails and parkland to enjoy. A choice of schooling and childcare facilities ensure a family appeal, while a range of retail and dining options are equally on hand, including within Rockingham itself with its shopping centre and foreshore. Both road and public transport connections provide ease of travel throughout, while the pristine coastline offers a wealth of recreational opportunity, with its crystal clear waters and white sandy beaches appealing to all.

Other features of the property include:

- Walk-in pantry to the kitchen
- Main bathroom with a combined bath and shower, vanity and WC
- Separate laundry with extensive linen cabinetry to the hallway
- Timber laminate flooring throughout
- Skirting boards across the entire residence
- Ceiling fans to the master suite and bedroom 2
- Gas bayonet point
- Gas storage hot water system
- Artificial turf to backyard with surrounding gardens
- Dedicated storeroom
- Strata controlled automatic reticulation
- Below ground swimming pool within the complex, with a paved entertaining area and sheltered barbecue facilities
- Access gate to the nature walks surrounding Lake Richmond
- Secure gated entry
- 273sqm block with 121sqm internally
- Built in 2005

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 273.00 square metres
- Building Area: 121.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage







