



## 4 Ross Court, SAFETY BAY, WA 6169

### Beachside Charm in Quiet Cul-de-Sac Living

Nestled in a peaceful cul-de-sac just moments from the sparkling shores of Safety Bay, this charming three-bedroom home captures the essence of relaxed coastal living. Set on a generous 683sqm\* block and built in 1984, the well-maintained 127sqm\* residence presents an exciting opportunity for first-home buyers, downsizers or savvy investors to secure a quality property in a highly sought-after beachside pocket.

Inside, the home features a practical layout with separate living and dining areas and a functional kitchen at the heart of the home. All three bedrooms are well-sized and serviced by a central bathroom, while the single garage provides secure parking and additional driveway space.

Outside, the spacious backyard offers plenty of room for kids and pets, with potential for future additions such as a workshop or pool (STCA). Just minutes from the beach, parks, schools and shopping, this is an opportunity to enjoy lifestyle and convenience in one appealing package.

#### Inside

#### Three well-proportioned bedrooms

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:** 300P191389

#### SALE DETAILS

**Offers From \$799,000**

#### CONTACT DETAILS

**Elders Real Estate  
Rockingham & Baldivis**

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

**Shaun Groves**  
0414461976

Central bathroom

Functional kitchen with ample storage

Separate living and dining areas

Single car garage

127sqm\* internal living

Outside

Generous 683sqm\* block

Spacious backyard with room to grow

Quiet cul-de-sac location

Potential for workshop or pool (STCA)

Lease

There is an existing lease on this property with the tenants fixed term coming to an end on 28/11/2026.

Location (Approx. via Google Maps)

1km\* to Safety Bay Beach

600m\* to local parks and reserves

1.5km\* to Safety Bay Primary School

2km\* to local shopping precinct

Easy access to public transport and main roads

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.

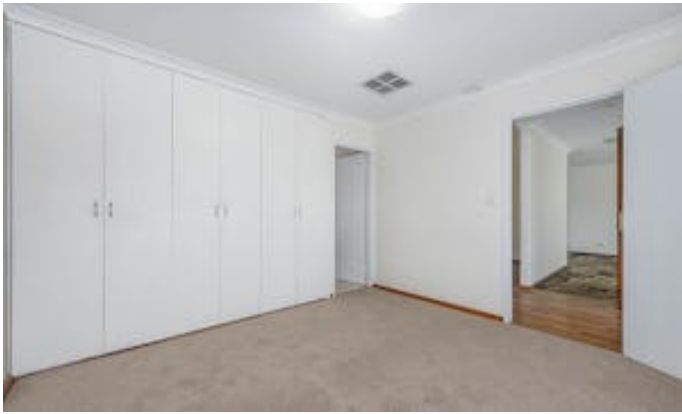
Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

\*All measurements and distances are approximate only and marked with an (\*Asterix). Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their due diligence before entering into an offer.

- Land Area 683.00 square metres
- Building Area: 127.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single garage

















[ ] Ground floor

4 Ross Court Safety Bay

Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position.

