



1/30 Buttermere Approach, WAIKIKI, WA 6169

LOCATION MEETS LAID BACK LIVING IN THIS PREMIUM PARKSIDE ABODE

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.

Located within the much loved and sought after Harrington Waters Estate, this premium multi-level property offers modern townhouse living, with sensational parkland views, and a low maintenance design throughout. Occupying a 267sqm block in a peaceful end of row position, the secluded complex is bordered by the inviting Santa Monica Reserve, with gated access directly to the parkland from your private backyard. The gardens were created for carefree living, with plenty of space for outdoor dining, while moving to the interior and your ground floor offers an open plan lounge and meals area, with the kitchen to the side for a seamless flow between. The upper level provides a private haven for the bedrooms, with all three furnished for comfort, and both bathrooms fully equipped for appeal, with a 3rd WC to the lower level for convenience.

Appealing from the very start, the contemporary exterior ensures a modern welcome home, with your extra height double garage accommodating a range of vehicles. While once inside, your open plan living and dining area provides a spacious area for relaxation, with tiled flooring, an effective reverse cycle air conditioning unit and direct garden access. The kitchen overlooks the room with in-built stainless-steel appliances

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: 300P191867

SALE DETAILS

URGENT SALE!

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

David Parlor
0412 734 727

including an oven, gas cooktop and rangehood, with both upper and lower cabinetry, and a wraparound benchtop, while a full height pantry ensures ample storage throughout. A sheltered alfresco sits beyond sliding doors, with synthetic lawn across the backyard for a minimal upkeep appeal, while fruiting grapevines and picturesque views provide an attractive space to enjoy.

Moving to the upper floor and your master suite is carpeted with a double robe, and another efficient reverse cycle air conditioning unit, with the ensuite equipped with a shower with glass screening, a vanity and WC. With bedrooms 2 and 3 also carpeted with built-in robes, while the guest bathroom provides a glass shower enclosure, bath and vanity, plus private WC.

Located for a convenient and carefree lifestyle, the Waikiki Village Shopping Centre is easily within walking distance, with the train station equally within reach for those seeking straightforward travel arrangements. Road and bus links offer easy access to the surrounds, with a choice of schooling close at hand for laid back family comfort. While for your recreational enjoyment, you have ample greenspace and play equipment directly behind the home, with all the delights of Rockingham just a quick trip away, and the incredible coastline on offer for a range of watersports, boating or simply for rest and relaxation.

Other features of the property include:

- Separate laundry with direct exterior access
- Paved courtyard beyond the laundry for ease of drying
- Linen closets to both the upper and lower levels
- Guest WC to the lower level
- Instant gas hot water system
- Automatic exterior roller shutters across the ground floor
- Sheltered portico entry into the home
- Dedicated storeroom with access directly from the gardens
- Pedestrian access via the rear of the garage to the backyard
- Landscaped, yet easy care garden on entry
- Fully fenced and secure backyard with gated access directly to the parkland beyond
- Visitor parking within the complex
- 122sqm of interior living
- Built in 2016 by Summit Homes

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 267.00 square metres
- Building Area: 122.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage







