



10 Oakley Place, MEDINA, WA 6167

SPACIOUS CORNER SETTING WITH SUBDIVISION POTENTIAL AND PARK VIEWS

Placed upon a sweeping 870sqm corner block with picturesque parkland views, this well-placed residence offers a wealth of opportunity, with the added potential to sub-divide, subject to council approvals. A range of parking sits beneath a sheltered carport, with gated access to the backyard, while side access offers secure parking of the boat or caravan. The front garden is fully fenced and sweeps around the home, with the Federation style design ensuring a striking appeal, with an inviting patio beyond for entertaining or relaxation. Inside the home, the functional floorplan spans a large living area and open plan kitchen and dining room, with three bedrooms and one central bathroom included.

The street appeal is immediate, with fencing extending around the corner standing, while the secure front garden is gated upon entry, with plenty of lawn to enjoy along with shady trees and plant life. A verandah sits before the home, with your welcoming arrival greeted by a striking lead light door, where you enter directly into your family lounge. Timber laminate flooring sits underfoot, with large windows for natural lighting, while moving beyond you find your dining area adjacent to the country style kitchen. The kitchen offers a central freestanding island for casual meals, with in-built appliances and both under bench and overhead cabinetry.

The three bedrooms are carpeted, with a walk-in robe to the master and a built-in robe

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: 300P191883

SALE DETAILS

Offers Over \$699,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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to one of the minors, while the striking central bathroom is fully equipped with chequerboard tiling, a combined bath and shower, and vanity, with a semi-separate WC within. Moving to the backyard and a large patio runs along the side of the home for outdoor living, with a multi-level design including a workshop or garage and established greenery throughout.

Located directly facing the vast Mitzi Park with endless greenspace and mature trees to explore, you are walking distance to the local IGA and retail options, with cafes to enjoy and convenience on hand. A choice of schooling sits within walking distance, with plenty of recreational appeal across the nearby bowls club, tennis club and sporting ovals, with the Kwinana golf course equally close by for the enthusiasts. Various travel and transport links ensure ease of connectivity, with Kwinana itself a short hop away and overflowing with shopping, dining and leisure appeal.

Other features of the property include:

- Separate laundry with direct exterior access
- Double linen closet
- Raised area to the backyard with planted trees and greenery and a central stairway for entry
- Garden shed for storage
- Freestanding workshop or garage with drive through access from the side gate
- Secure side access gate to an elevated area for parking the boat or caravan
- Gravel driveway to the carport, with space for a variety of vehicles and gated access beyond
- Zoned R20 with sub-division potential subject to all approvals
- Built in 1991

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 870.00 square metres
- Building Area: 94.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage







