



161 Willmott Drive, WAIKIKI, WA 6169

CENTRAL FAMILY HOME WITH A CHOICE OF PRIVATE GARDEN AND SIDE ACCESS TO A POWERED WORKSHOP

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.

Walking distance to schooling and seconds from parkland, this fantastic family residence offers an inviting range of living space across both the interior and gardens, with the 683sqm block overflowing with added extras. A choice of side access leads you directly to your vast and powered workshop, with a variety of parking for the vehicles, while both the front and rear gardens are fully fenced and lawned, with patio entertaining across them both. The interior provides 3 bedrooms and 1 central and semi-ensuite bathroom, with multiple areas for relaxation including a formal lounge and dining area to the front, and your open plan family hub to the rear, with a fully equipped kitchen to the side.

Instantly appealing, the front garden is fully fenced and gated to offer a private retreat from the street, while your widened driveway offers a large area for parking, with a sheltered carport included and two entry points to the rear yard. The garden is lawned and bordered with established greenery and plant life, with feature Frangipani and a

TYPE: For Sale

INTERNET ID: 300P192523

SALE DETAILS

Urgent Relocation Sale!

CONTACT DETAILS

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David Parlor
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sheltered patio to the front of the home, with striking paneling for a secluded space to sit. Opening directly into your formal lounge and dining area you have timber laminate flooring throughout and a reverse cycle air conditioning unit for comfort. While your open plan family zone is found beyond, with tiled flooring and direct access to the semi-enclosed alfresco to the rear. And the kitchen is tucked to the side, with under bench cabinetry, a walk-in pantry and in-built electric appliances.

Your three bedrooms all sit to the right, with carpet and built-in robes to all, while the master benefits from another reverse cycle air conditioning unit and semi-ensuite access to the bathroom, with a bath, shower recess and vanity included. A semi-enclosed patio extends the length of the home, offering a sheltered and welcoming area to entertain in all seasons, with plenty of space to gather a crowd. While the backyard is a combination of lawn and paving, providing a multi-functional space to rest and relax, or an ideal workspace given the large workshop and shed.

Located within a central and popular position, the East Waikiki Primary School is a quick stroll away, with multiple parks and reserves to the surrounds, including sporting facilities and play equipment to enjoy. A choice of shopping and dining options provide all the essentials close at hand, with easy public transport and road connections for travel throughout, while Rockingham, its coastline and beaches are all nearby for a recreational appeal.

Other features of the property include:

- Walk-in robe to the master bedroom
- Separate laundry with direct exterior access and linen storage
- Private WC for convenience
- 1 x gas bayonet point
- 2 x reverse cycle air conditioning units
- Instant gas hot water system
- Sandpit to the backyard for the children
- 6m x 6m powered workshop
- 3m x 6m shed
- Drive through roller door entry from the carport to the rear garden
- Side entry gate for vehicle access to the workshop or backyard
- Hardstand for parking beyond the side gates for additional vehicle storage
- Extensive parking potential including for the boat or caravan
- 5kW solar panel system with 15 panels and battery capability
- Automatic reticulation to the front garden
- Bore for ease of upkeep
- Built in 1991

Contact David Parlor today on 0412 734 727.

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 683.00 square metres
- Building Area: 112.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage







