



9 Urchin Mews, WAIKIKI, WA 6169

GRANNY FLAT POTENTIAL, SEPARATE ACCESS OFFICE AND WALK TO THE BEACH

Imagine waking to the sound of the ocean, enjoying morning walks along the shoreline, and coming home to a property that offers space, flexibility, and exciting possibilities.

Look no further — this rare home featuring additional rooms offers unlimited potential ready to be unlocked. Tucked away in a peaceful cul-de-sac within the sought-after Seahaven Estate, this inviting residence sits on a generous 700m²* block and 350 metres* to the beach!

Whether you're a savvy investor searching for your next opportunity or an owner-occupier seeking a relaxed coastal lifestyle, space for a growing family, or a home with value-adding potential, this property delivers on every level.

Property features

- Quiet cul-de-sac position in the beachside pocket of Waikiki
- Large separate games room with toilet
- Designated office/home business space with separate access

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: 300P193102

SALE DETAILS

Offers From \$969,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**
8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Natasha Walker
0468493496

- Ample storage room
- Outdoor entertaining area
- Single lock-up garage/car space
- 4 bedrooms, including a master suite
- Central kitchen overlooking the back patio
- Light-filled family and dining area for everyday living
- Split Air-conditioning

Location features

- Easy stroll to Waikiki Beach foreshore
- Close to parks, walking trails & family playgrounds
- Minutes to Waikiki Village Shopping Centre
- Nearby caf  s, restaurants & everyday amenities
- Convenient access to schools & childcare
- Short drive to Rockingham Foreshore & caf   strip
- Excellent connectivity to public transport

Please note: The dishwasher and ducted air conditioning shown in the marketing photos are not in working order. Requests for repairs will not form part of the property sale.

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 700.00 square metres
- Building Area: 222.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1







