



1/13 Merope Close, ROCKINGHAM, WA 6168

CAREFREE LIVING MEETS ABSOLUTE CONVENIENCE IN THIS PERFECTLY PLACED TOWNHOUSE

Tucked away within a quiet complex to the end of a peaceful cul-de-sac, this neat and tidy townhouse offers two level of living, with low maintenance convenience throughout. The lower level offers a surprisingly spacious and private garden, with shady greenery and plenty of room to relax, while inside you have an open plan living and dining area, with a semi-separate kitchen to the side. Your master bedroom is well-spaced and comes with a variety of storage for added appeal, with a fantastic secondary bedroom and fully equipped bathroom to utilise, while natural light extends throughout the property for a bright and inviting feel.

Located in an ultra-central setting, you are just a short stroll to the epic Anniversary Park with its extensive greenspace and sporting facilities, while the popular Rockingham Centre is only a few steps further for an endless array of retail, dining and leisure opportunity. The beaches, coastline and foreshore are easily within reach for recreation and relaxation, while road and public transport connections ensure a straightforward commute for anyone seeking daily travel to the surrounds or Perth CBD. While for those in need, you have a choice of childcare and educational options close at hand, creating an appealing position for a wide variety of buyers and investors.

TYPE: For Sale

INTERNET ID: 300P193836

SALE DETAILS

Offers From \$499,000

CONTACT DETAILS

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

Adam Dineley
0450217206

Features of the home include:

- Spacious master bedroom with a cooling ceiling fan, carpet to the floor and both built-in robes and open storage
- Good size secondary bedroom, also carpeted to the floor with a ceiling fan for comfort
- Fully equipped bathroom with a shower enclosure, vanity with storage and WC
- Laundry with a linen closet and sink
- Separate kitchen with extensive storage and cabinetry, in-built appliances and a designated recess for the fridge, with a double stainless-steel sink and window overlooking the garden
- Light and bright living and dining area, with a large window, tiled flooring and an open plan design for comfort throughout
- Carpeted staircase to the upper level
- Crisp white paintwork to the main living areas for a modern and fresh feel
- Sheltered patio for relaxation that extends to a paved area beyond, with views across the garden
- Fully fenced garden with a border of established greenery to the perimeter, and a designated space that's ideal for the firepit
- Garden shed for additional stowage
- Designated parking for the vehicle
- Visitor parking within the complex

Built in 1979, this easy care residence combines a premium location with low maintenance living for both comfort and convenience throughout. Offering two levels of living, and a generous garden for outdoor entertaining or relaxation, this well-placed property promotes a laid back lifestyle with a minimal upkeep design that is sure to appeal to many, offering a superb option for a first time buyer, busy professional or investor.

Contact Adam Dineley today on 0450 217 206 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 85.00 square metres
- Building Area: 74.00 square metres
- Bedrooms: 2
- Bathrooms: 1





