



12/13 Merope Close, ROCKINGHAM, WA 6168

EASY CARE COMFORT MEETS ABSOLUTE CONVENIENCE

Tucked away within a small yet central complex, this well-placed and inviting townhouse offers relaxed dual-level living, with designated parking for the vehicle and a private courtyard garden. The garden is paved to the majority and fully fenced to allow plenty of space for alfresco living, while once inside you enter directly into your open plan lounge, with your well-appointed kitchen to the side. The master suite is also placed to the lower level with an ensuite bathroom for convenience, while bedrooms 2 and 3 are positioned to the upper floor, with the main bathroom placed opposite for ease of use. The townhouse is nestled away to the rear of the complex for a peaceful position, with established shade trees for added appeal and additional parking for the visitors to the front.

Located within a popular position due to its easy access to all the daily essentials, you have the epic Rockingham Centre just a short stroll away, with an endless array of shopping and dining opportunity and a variety of entertainment facilities. The nearby Anniversary Park provides a sweeping greenspace to enjoy, with additional parkland to the surrounding area, while the beautiful beaches, coastline and foreshore are easily within reach for a lifestyle appeal. For those seeking straightforward daily transport, the train station is extremely close by for travel to the CBD, with bus and road connections also available, while a choice of schooling ensures an appealing location for a variety of buyers.

TYPE: For Sale

INTERNET ID: 300P194016

SALE DETAILS

Offers From \$599,000

CONTACT DETAILS

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

Bernie Egan
0433707633

Features of the home include:

- Master suite to the ground floor, with timber effect flooring, a large window for natural lighting and an ensuite with a shower enclosure, basin and WC
- Two further bedrooms, both well-spaced and placed to the upper level, with timber effect flooring throughout and a full height double robe to one
- Main bathroom to the upper level, with a shower enclosure, vanity with storage and WC
- Inviting kitchen to the left of entry, with cabinetry to both the upper and lower, a freestanding oven and ample bench space, with a designated recess for the fridge
- Living space on entry, with timber effect flooring an effective reverse cycle air conditioning unit and an open design to allow a range of layouts within
- Laundry nestled beyond the kitchen with a floor to ceiling linen closet included
- Winding staircase to the second level with additional storage beneath
- Security screening to the front door
- Sheltered verandah before the home and within the garden for a peaceful seating area
- Fully fenced and gated courtyard garden, with paving throughout to allow outdoor relaxation or entertaining, with established greenery to the border
- Sheltered and designated car parking bay for the vehicle
- Peaceful position to the rear of the complex, with driveway access throughout
- Visitor parking to the front of the complex

Built in 1979, this fantastic property offers a neat and tidy interior for low maintenance living, with dual levels for comfort and an easy care garden for outdoor living. The location provides the very best that Rockingham has to offer within easy reach, making it an ideal option for the astute investor, while also an appealing choice to the owner occupier seeking a carefree design with absolute convenience on the doorstep.

Contact Bernie today on 0433 707 633 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.

Buyers Note: 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 88.00 square metres
- Building Area: 76.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single carport



