



1/48 Gnangara Drive, WAIKIKI, WA 6169

LOW MAINTENANCE VILLA WITHIN A PREMIUM PARK FACING POSITION

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.

Offering a rare street frontage whilst still providing privacy, this perfectly placed property sits adjacent to a huge parkland, with a minimal upkeep design that includes newly laid flooring throughout for a move-in ready appeal. Equipped with 3 bedrooms and 1 semi-ensuite bathroom, your living options incorporate an inviting lounge to the front of the home, and a zoned living and dining space around the central kitchen beyond. While your private garden ensures a peaceful and easy care area to relax, with an added storeroom for functionality, and a sheltered carport to the front for vehicle parking.

The welcoming exterior provides immediate appeal, with a lush green area to the front and side of the home, including a mature tree and views of that parkland across the street. Your secluded entry sits beyond the carport, with security screening to the front door, and once inside your formal lounge is carpeted with that brand new flooring underfoot and a ceiling fan for comfort. Your master bedroom is placed opposite, with another ceiling fan, built-in robe and bay window to enjoy, while semi-ensuite access to the bathroom provides convenience throughout. The bathroom is equipped with a bath,

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: 300P194131

SALE DETAILS

Motivated Seller. Must be Sold!

CONTACT DETAILS

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

David Parlor
0412 734 727

shower recess and vanity, with bedrooms 2 and 3 following on to the rear of the residence, with built-in robes for both storage and functionality.

Your living and dining area is zoned around the kitchen, with newly installed timber-look vinyl flooring and an effective reverse cycle air conditioning unit for well-being across the seasons. While the kitchen offers a breakfast bar for casual seating, an in-built wall oven and gas cooktop, and both under bench cabinetry and a full height pantry. Sliding doors lead you outside to your private garden including a combination of paving and lawn, along with carefully created garden beds of greenery, with finally, a secure storeroom for additional stowage as needed.

Located to accommodate a variety of buyers seeking convenient living, you are walking distance to the Waikiki Village Shopping Centre, with its range of retail and dining options, while a choice of schooling sits equally close by for appeal. Train, bus and road connections ensure ease of travel to the surrounds or further afield, with Rockingham itself just a quick trip away for convenient access and endless recreational appeal. While the pristine coastline and beaches are easily within reach, with that aforementioned reserve directly opposite the home to offer endless greenspace, play facilities and a picturesque outlook to enjoy.

Other features of the property include:

- Separate laundry with direct exterior access for drying
- Linen closet for storage
- Private WC
- 2 x ceiling fans
- 1 x reverse cycle air conditioning unit
- 1 x gas bayonet point
- Gas storage hot water system
- LED downlighting
- Secure storage room
- Shared bore and reticulation controlled by the strata complex
- 163sqm block with 92sqm internally
- Built in 2000

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 163.00 square metres
- Building Area: 92.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage







