



29/96 Simpson Avenue, ROCKINGHAM, WA 6168

LAID BACK CONVENIENCE WITHIN A PEACEFUL COMPLEX SETTING

Tucked away within a peaceful complex, this central Rockingham position offers absolute convenience that is sure to appeal to many, with the unit itself equipped with 2 bedrooms, 1 bathroom and low maintenance living throughout. Sheltered carport parking sits to the front of the home, with a patio and small courtyard garden to the rear for outdoor relaxation, while a separate storeroom ensures plenty of stowage to utilise. Moving inside and both bedrooms are to the front of the home, with a light and bright living and dining area around the semi-separate kitchen to the rear, while the carefree design is flooded with natural light and created for laid back comfort.

Located in a premium position, you are just a quick stroll from all the retail and leisure facilities of the nearby Rockingham Centre, with extensive dining options to choose from, and a choice of parkland to the surrounds, plus sporting ovals and ample greenspace throughout. Public transport connections including the train station are easily within reach, along with road links to the neighbouring area, with educational options on hand that include the local TAFE and childcare. And for your entertainment and recreational enjoyment, the vibrant foreshore is just a little further, along with the sensational coastline and beaches, while the popular Aquatic Centre is only a walk away.

Features of the home include:

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: 300P194250

SALE DETAILS

Offers From \$499,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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Rockingham, WA
08 9591 4999

Adam Dineley
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- Two well-spaced bedrooms to the front of the home, both with soft carpet and large windows for natural lighting, with a built-in robe and ceiling fan to one
- Bathroom with a combined bath and shower with screening and a lengthy vanity with storage
- Separate laundry with a private WC within
- Central kitchen with an open breakfast bar to the dining area beyond, plus a freestanding oven and a variety of storage including under bench cabinetry, open shelving, and a full height pantry
- Spacious open plan living and dining area, with timber effect flooring, a cooling ceiling fan and an effective reverse cycle air conditioning unit, with sliding doors directly to your patio beyond
- Secluded patio to the rear of the residence, with paving to the floor and a flat roof for shelter, plus roll down blinds for added comfort
- Small courtyard garden, with a designated bed ready to be planted
- Brick built storage room within the garden
- Easy care front garden with established greenery
- Solar panel system for energy efficiency
- Security screening to the windows and doors for added peace of mind
- Single sheltered carport to the front of the home
- Peaceful complex setting

Built in 1989, this well-placed and convenient property offers carefree living, with every amenity close at hand, and the spectacular coastline within easy reach, making this incredibly appealing to a variety of buyers seeking minimal upkeep living. The interior follows a functional floorplan, with plenty of room for relaxation, while the added bonus of that exterior patio ensures complete comfort throughout.

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 116.00 square metres
- Building Area: 64.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport





