



13 Broadbeach Place, WAIKIKI, WA 6169

FULLY RENOVATED FAMILY HOME WITH EXCEPTIONAL OUTDOOR ENTERTAINING AND A FREESTANDING STUDIO TO ENJOY

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.

Tucked away within a peaceful cul-de-sac yet just moments from all the local amenities, this exceptional family residence offers a wealth of updates and added extras, along with flexible living throughout. Equipped with 4 bedrooms and 2 bathrooms to the main home, you have a completely separate and freestanding studio within the rear yard, including a kitchenette and WC, with the space currently utilised as daycare facilities but open to opportunity. The residence itself has undergone a beautiful renovation, with polished concrete flooring, striking bathrooms and a modern kitchen to enjoy. While a choice of living areas ensure comfort throughout, with a formal lounge to the front of the home, and an open plan zone with room for living, dining and a games area beyond. The 697sqm block offers a low maintenance appeal, with lawn to both the front and back and a huge alfresco for entertaining, while the studio is equipped with its own patio for added relaxation.

The street appeal is immediate, with an inviting exterior facade, and a large, paved

TYPE: For Sale

INTERNET ID: 300P195642

SALE DETAILS

Starting at \$850,000

CONTACT DETAILS

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

David Parlor
0412 734 727

driveway that leads to your extra-long and extra-height double garage, while an additional roller door to the rear offers a drive through option. A hardstand sits to the front lawn, ideal for the caravan or boat, with planted beds of colour to frame the entry within. Once inside, you instantly notice the modern updates and upgrades that extend throughout, with your spacious formal lounge to the right. All bedrooms are placed to the left, with the master suite first in line and spaced for comfort, with a walk-in robe and ceiling fan, while the ensuite bathroom offers a luxurious standard, with floor to ceiling tiling, a walk-in shower with glass screening, floating vanity and WC.

Your main living hub provides a generous and open plan design to allow a variety of layouts to suit your needs, with sweeping natural light and direct patio access for a continuous indoor to outdoor flow. While the kitchen sits centrally as the heart of the space and offers a freestanding island for additional storage and gathering around, with a quality stainless-steel and dual-fuel oven, Caesar Stone benchtops and crisp white cabinetry throughout. Your exterior patio combines a gabled roof design with a flat roof extension for ample space to entertain, with a built-in Braai barbecue, exposed aggregate flooring and raised water feature to the side. While finally, your studio offers a flexible setting to utilise as additional living, a home office or activity space, with a separate decked patio to overlook the lawn.

Surrounded by welcoming neighbours, the quiet and family focused location offers a wealth of appeal, with complete convenience on hand, including a choice of schooling within walking distance. The popular and fully stocked Waikiki Village Shopping Centre is equally on hand for your retail and dining needs, with a range of sensational parkland and greenspace easily within reach, while straightforward public transport and road links ensure convenient travel to the surrounds.

Other features of the property include:

- Three minor bedrooms, all well-spaced with double built-in robes
- Main bathroom, also updated with full height tiling, a shower enclosure, bath and vanity
- Separate guest WC
- Laundry with linen storage and direct exterior access
- Polished concrete flooring across the residence
- LED downlighting
- Ceiling fans to the master suite and 2 minor bedrooms
- Ducted evaporative air conditioning throughout
- Ducted gas heating across the home
- 2 x gas bayonet points
- Gas storage hot water system
- Shaded verandah on entry to the home
- Lawned gardens to both the front and back
- Wooden play equipment and shade sail to the backyard
- Bore with automatic reticulation including 2 zones
- Exterior roller shutters to the front windows and a ring camera to the front door

- 6.5kW solar panel system with 16 panels for efficiency
- 10amp and 15amp power within the garage
- Hardstand for caravan parking
- Freestanding studio with tiled flooring and a reverse cycle air conditioning unit, plus a kitchenette with a timber benchtop and cabinetry for storage
- 3rd WC within the studio powder room
- Sheltered patio before the studio, with composite decked flooring and café blinds to enclose the space
- A multitude of added extras and inclusions to the studio, to be discussed as required
- Residence built in 1997

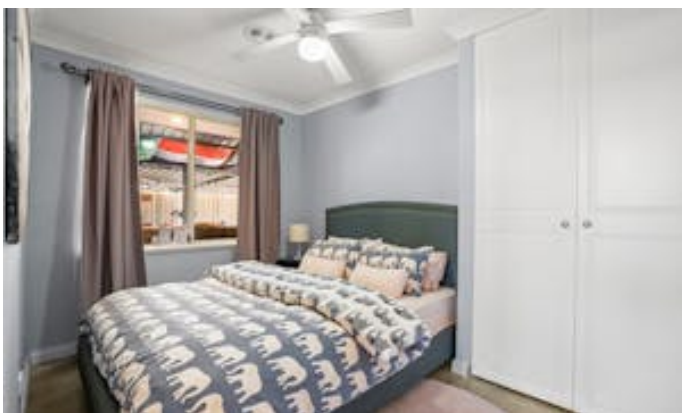
Contact David Parlor today on 0412 734 727 to arrange your viewing.

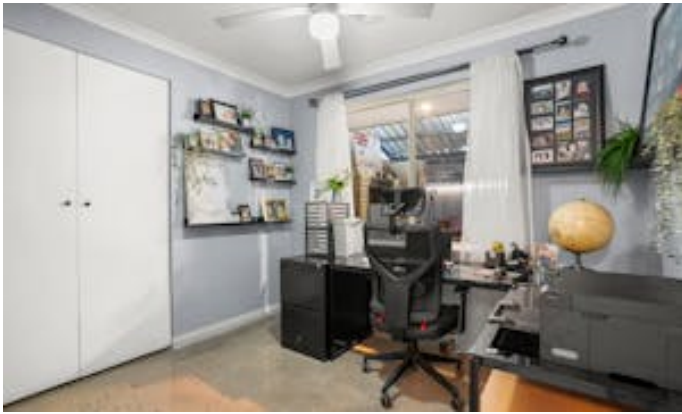
The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, 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 697.00 square metres
- Building Area: 155.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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