



2/101 Simpson Avenue, ROCKINGHAM, WA 6168

LOW MAINTENANCE LIVING WITHIN A CENTRAL AND CONVENIENT COMPLEX

Placed within a neat and tidy complex just moments from the very best that Rockingham has to offer, this low maintenance unit provide comfortable living across its 2 bedroom and 1 bathroom design. A large open plan lounge and dining area offers a light and bright setting in which to relax, with your kitchen nestled off to the rear, while both bedrooms are well-spaced, and the bathroom centrally placed for convenience. Your sizeable courtyard garden is again minimal maintenance for carefree living, with a sheltered patio to the rear of the home for entertaining or the perfect spot to unwind, with paving throughout to ensure little to no upkeep required. And a carport awaits to the front of the home for designated vehicle parking, with a colourful garden bed for an instant appeal on arrival.

Located within a central yet peaceful location, you have a range of parkland and sporting facilities to your immediate surrounds, with the popular Rockingham Centre equally within walking distance to enjoy endless retail, dining and entertainment options. Educational facilities are easily within reach, including childcare, schooling and TAFE, with the train station on hand for seamless travel throughout, plus road and bus links for a straightforward daily commute. And the vibrant foreshore is just a little further, including restaurants, shopping and leisure opportunity, with inviting greenspace and the sensational coastline and beaches to ensure a much loved setting for all.

TYPE: For Sale

INTERNET ID: 300P197030

SALE DETAILS

Offers From \$549,000

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:

- Generous master bedroom with a cooling ceiling fan and a complete wall of built-in robes
- Well-spaced secondary bedroom with the timber flooring that extends the entire residence, and views to the patio and garden
- Bathroom with a shower recess, bath and vanity
- Separate laundry with linen storage included
- Central kitchen, with wraparound bench space and cabinetry for ample storage and preparation, plus a full height pantry, a designated fridge recess and a freestanding oven, with a small breakfast bar option included
- Light filled living and dining area, with an open plan design for comfort, plus an effective reverse cycle air conditioning unit, another ceiling fan and striking timber flooring underfoot, with feature wainscotting to the walls for added character within
- Large alfresco to the rear of the home, with a semi-enclosed design for use across the seasons and a secluded and private feel, offering a relaxed space to rest or entertain
- Fully fenced courtyard garden, with paving throughout, a border of garden bed, and a handy shed for additional stowage
- Carefully created front garden with colourful plant life for an immediate appeal
- Exterior roller shutters to the windows
- Sheltered carport for vehicle parking
- Peaceful complex setting

Built in 1984, this easy care residence offers a premium example of low maintenance living, with an inviting feel that is sure to interest many, including professionals, first time buyers and those seeking a lock up and leave, while investors are sure to enjoy its move-in ready appeal. The location provides absolute convenience, with every essential amenity close at hand, while the fantastic coastline and foreshore sit easily within reach for a laid back lifestyle setting.

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.

- Building Area: 76.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport





