



83 Forty Road, SECRET HARBOUR, WA 6173

COMFORTABLE FAMILY LIVING WITH LOW MAINTENANCE GARDENS AND A CONVENIENTLY CENTRAL SETTING

Conveniently placed within this sought after coastal suburb, your 481sqm block offers a low maintenance appeal, with the home itself ensuring laid back comfort across its multiple living areas within. Currently tenanted until November 2026, this is an ideal opportunity for any investor seeking an easy addition to the portfolio, with the location a popular choice for families and professionals alike. Your interior floorplan showcases a variety of space for relaxation, with a sweeping central hub around the kitchen, including room for living, dining and games, while a separate lounge awaits to the front of the home for comfort. Your generous master suite is also on entry, with an ensuite bathroom and space for a retreat or study nook within, while your further three bedrooms and family bathroom follow on along the left side of the home. A double carport sits beyond a roller door with access through to the backyard, while a patio extends along the side, with lawn to both the front and back gardens for space to play.

Located just a short stroll from a choice of parkland and play equipment, this central setting offers easy access to schooling and childcare facilities to cater to all ages and families, while the local shopping centre is fully stocked to meet your retail and dining needs. The sensational golf course is easily within reach, with the pristine coastline and beaches just a little further for endless recreational appeal, while seamless travel and transport connections provide convenience throughout.

TYPE: For Sale

INTERNET ID: 300P197960

SALE DETAILS

Offers From \$829,000

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:

- Sizeable master suite to the front of the home, with a lounge or study nook included, plus soft carpet, an effective reverse cycle air conditioning unit and walk-in robe, with an ensuite equipped with a shower recess, vanity and WC
- Three further well-spaced bedrooms, two within a private section to the rear and one centrally placed for flexibility, with carpet underfoot and built-in robes
- Large family bathroom with a combined bath and shower, plus vanity
- Separate secondary WC
- Laundry with direct exterior access and a linen closet to the hallway
- Central and fully equipped kitchen, with a lengthy island bench, plentiful cabinetry and in-built stainless-steel appliances including a wall oven and gas cooktop, with a dedicated fridge recess and full height pantry within
- Open plan family zone with designated space for living, dining and games, with natural lighting, timber effect flooring and another reverse cycle air conditioning unit for wellbeing
- Sunken lounge or theatre space to the right of entry, with a large window to overlook the front garden and carpet underfoot
- Paved patio along the side of the home with space for a seating area and access to the backyard and lawn
- Fully fenced rear garden with plenty of lawn to enjoy, and established greenery to the border, plus a handy shed for stowage
- Sheltered porch on entry with security screening to the front door
- Lawned front garden for a minimal upkeep appeal
- Double carport with roller door entry and access to the backyard
- Paved driveway for additional vehicle parking

Built in 2005, this inviting residence offers a popular setting to call home, with much loved parkland to the surrounds and that sensational coastline easily within reach for a leisure and lifestyle appeal. The residence itself offers comfortable living options throughout the home, with both space and layout providing flexibility across the property and a versatility to its design, while the current tenants offer a straightforward opportunity to the astute investor seeking their next purchase.

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

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 481.00 square metres
- Building Area: 153.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









FLOOR PLAN

83 Forty Road, Secret Harbour