



## 46 Kumarina Drive, SECRET HARBOUR, WA 6173

COMFORT AND CONVENIENCE COMBINED WITHIN THIS LOW MAINTENANCE FAMILY HOME

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 multiple designated living zones and low maintenance comfort throughout, this perfectly placed residence is equipped with 4 bedrooms and 2 bathrooms for laid back family life. Set upon a 502sqm block just a few steps from the epic Surf Reserve, you have sweeping lawned gardens to both the front and back, with a large, sheltered patio to the side for either outdoor entertaining or gathering the family. Your interior follows a carefully considered floorplan, with a separate lounge and dining area to the front, and a generous open plan zone to the rear, with a central kitchen and your living, dining and games area within. All bedrooms are comfortably sized, and placed along the left side of the residence, creating a peaceful section for a quality nights rest, while the right side flows between the indoor and out for the ultimate in relaxation.

A lush garden bed borders both the home and lawn to the front of the residence, with a paved driveway extending to your double remote garage for parking. Once inside, your formal lounge and dining area is nestled to the right, with tiled flooring and a flexible design to allow versatility across the space. Your master suite sits opposite, with modern timber laminate flooring, a cooling ceiling fan and dual walk-in robes, while the

**TYPE:** For Sale

**INTERNET ID:** 300P89518

**SALE DETAILS**

**Urgent Sale!**

**CONTACT DETAILS**

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8/2-6 Council Ave  
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**David Parlor**  
0412 734 727

ensuite offers a tiled shower recess, vanity and WC. Bedrooms 2, 3 and 4 continue along, and all benefit from the same timber laminate flooring and overhead fans, with built-in robes to all for storage.

Your main family hub is substantial in size and flooded with natural light, with tiled flooring and direct patio access, while the space exists for a variety of layouts and uses including as a meals area, living and games. Your kitchen oversees the room and offers a functional design, with a breakfast bar for gathering around, a full height pantry and under bench cabinetry throughout, with a stainless-steel wall oven and gas cooktop included. Moving outside and the spacious and sheltered patio runs along the side of the home, with a flat roof overhead, paved flooring and a shade extension for added seated, while the inviting backyard is lawned and fully fenced for peace of mind.

Located centrally within this popular coastal suburb, the neighbouring reserve offers play equipment, basketball facilities and endless greenspace, with additional parkland in all directions for a family orientated appeal. Both childcare and schooling are easily within walking distance, with the nearby shopping centre fully stocked to offer a range of retail and dining opportunity, while road and public transport links ensure connectivity for all. And for your leisure and recreation, the world class golf course is conveniently within reach, with the spectacular coastline just a little further for morning swims, beachside strolls and unlimited family fun.

Other features of the property include:

- Ceiling fans to all bedrooms
- LED downlighting
- 2 x gas bayonet points
- Main bathroom with a shower recess, bath and vanity
- Separate guest WC
- Laundry with a linen closet and direct exterior access for drying
- Shoppers entry from the garage to the kitchen
- Pedestrian access from the garage to the backyard
- Planted beds to both the front and back gardens
- 3m x 3m shed to the backyard
- Automatic reticulation for ease of upkeep
- Gas storage hot water system
- 5kW solar panel system for efficiency, with 24 panels
- Built in 2006

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 502.00 square metres
- Building Area: 170.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







