



12 Hercules Street, ROCKINGHAM, WA 6168

PERFECTLY PLACED RESIDENCE FOR EASY CARE LIVING

Carefully updated whilst still offering plenty of original charm, this fantastic property offers 4 bedrooms and 1 central bathroom, with a large lounge on entry, and a kitchen and adjacent dining area beyond. Providing complete comfort throughout, the floorplan sees all four bedrooms placed together for peaceful sleeping conditions, with a direct flow to the exterior and gardens from your dining area for seamless travel between. The 641sqm block provides a large garden setting, with a pergola for entertaining and both side access and a workshop for appeal, while a separate carport ensures sheltered vehicle storage with lush lawned gardens to the front and extensive greenery throughout.

The red brick exterior provides a welcoming contrast against the lawned front garden, with mature greenery for both privacy and appeal from the street. While your driveway offers access to the skillion roof carport, with an additional hardstand to the side. A porch provides a sheltered entry within, where you immediately find your inviting lounge with striking hardwood flooring, an effective reverse cycle air conditioning unit, and sweeping natural light, with a feature hearth for added character. The dining area sits beyond, with a continuation of that solid Jarrah flooring, while the kitchen is tucked semi-separately to the side with a freestanding oven, ample cabinetry to both the upper and lower and bench space to both sides.

TYPE: For Sale

INTERNET ID: 300P89747

SALE DETAILS

Offers Over \$729,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
Rockingham, WA
08 9591 4999

David Parlor
0412 734 727

Your bathroom has been updated to a modern standard, with a shower recess including glass screening, a bath and vanity, with overhead mirrored storage and neutral tiling throughout. While all four bedrooms are placed nearby for convenience, with Jarrah flooring, natural lighting, and another reverse cycle air conditioning unit to one. A large pergola extends the side of the home, with a combination of sheltered areas and open styling, with paved flooring and plenty of space for a variety of uses and layouts. While extensive established greenery spans the fenceline and backyard, with mature trees creating a peaceful and private setting to relax.

Placed for absolute convenience, you are surrounded with shopping, schooling and parkland, creating a welcoming location for a variety of buyers, with families, professionals and investors at the forefront. The variety of nearby greenspace provides a recreational appeal, with both the coastline and foreshore just a little further, while the popular Rockingham Centre overflows with retail and dining opportunity. The local primary school is easily within walking distance, while straightforward travel links include road and rail connections to the surrounding area, Perth CBD and further afield.

Other features of the property include:

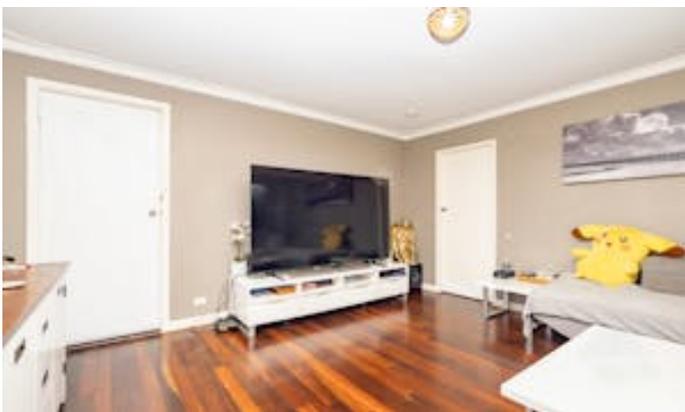
- Dedicated laundry with direct exterior access to the side of the home
- Private WC within the laundry for convenience
- Linen storage
- Heat lamp to the bathroom
- High ceilings and feature cornicing throughout
- Instant electric hot water system
- Approx. 2.5m side access gate to the backyard
- 3m x 4m workshop with the rear garden
- Built in 1970

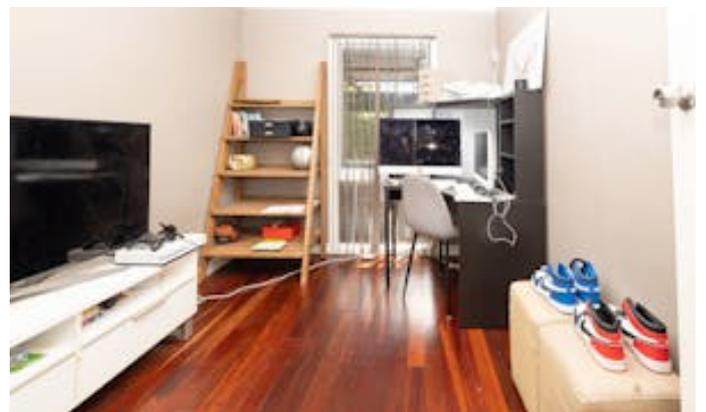
Contact David Parlor today on 0412 734 727 to arrange your viewing.

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 641.00 square metres
- Building Area: 106.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- 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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