

## 29 Rand Avenue, WAIKIKI, WA 6169

SOLD BY DAVID PARLOR

LARGE LIVING OPPORTUNITIES IN THIS SUPERB LOCATION

CURRENT BID \$610,000 | 7 QUALIFIED BIDDERS

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 an abundance of living space, this oversized 261sqm home is built for large living. Perfect for those with multi-generational needs, there are 4 sizeable bedrooms comprising of a huge master suite with ensuite and retreat area, bedrooms 2 and 3 offer shared semi-ensuite access to the main bathroom and the 4th bedroom has another ensuite with private living area.

All this plus a formal lounge with bar, games room and open kitchen, family and meals area with an enclosed patio and paved rear yard including side access to a powered workshop, ensuring endless living options for a variety of families and more than enough green space to enjoy at the incredible Fantasy Park across the road.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 300P90277

### AUCTION DETAILS

6:00pm, Thursday  
September 28th, 2023

### CONTACT DETAILS

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

**David Parlor**  
0412 734 727

Features include:

- Central kitchen with in-built dual wall ovens, fridge and dishwasher recess, plenty of cabinetry including a full height pantry and a large benchtop that wraps around the space
- Spacious family living and dining area with access to both the games room and enclosed patio
- Formal lounge on entry with a sunken design, timber effect flooring, stunning ceiling rose with chandelier and built in bar
- Sizeable games room with a soaring vaulted ceiling with wooden beams and soft carpet underfoot
- Generous master suite with sliding door access to the patio, dual entry walk-in robe and a large retreat area or home office with reverse cycle air conditioning unit for complete comfort, with the ensuite providing a shower, vanity and separate WC with bidet
- Two further bedrooms, both with semi-ensuite access to the family bathroom and one with a built-in robe
- Bedroom four with in-built triple robe and private retreat area, plus another ensuite with open shower, vanity and WC. This space has previously been utilised as a Granny Flat with easy access from the Garage.
- Family bathroom with corner spa bath, vanity, shower and separate WC
- Laundry with in-built linen closet and a 4th WC with vanity
- Large formal entry with storage and feature tiled floor
- Ducted air conditioning
- Enclosed patio, offering yet another spot to relax or entertain all year round
- Covered area with paving to the side of the home, plus an open paved garden with large 5m x 7m powered workshop, accessed via gated side entry
- Lawn with manual reticulation from the bore for ease of upkeep
- Solar panel system
- Double Garage

Sitting on a vast 817sqm block facing the seemingly endless Fantasy Park, there's more than enough play equipment and green space to keep the whole family entertained, and with the local primary school just a short stroll from home, you are well placed for easy family living. In addition, the local retail options, transport links and the stunning coastline within easy reach ensure there's no better spot to call home.

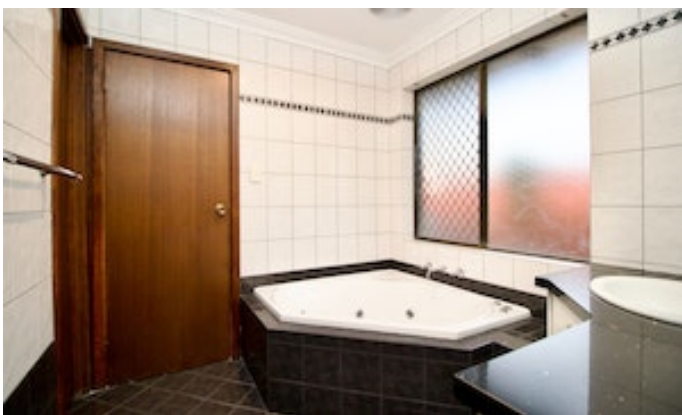
Contact David Parlor to arrange your viewing on 0412 734 727.

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 817.00 square metres
- Building Area: 261.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Double garage











FLOOR PLAN