



## 4 Stoner Street, ROCKINGHAM, WA 6168

Endless Potential on 890m<sup>2</sup> – Restore, Rent or Reimagine

Set on a generous 890m<sup>2</sup> block, this charming 3-bedroom, 1-bathroom home is overflowing with character and potential. From its striking front terrace and verandah with contrasting slate-and-brick facade to its timeless brick flower boxes, this property invites you to step back into an era of craftsmanship - and forward into endless possibilities.

Inside, a central hallway greets you with an immediate sense of space. To the right, wood-framed double sliding doors open into the formal living room, where a tiled feature with slate-and-brick surround and a feature ceiling create a standout centrepiece. With a gas bayonet, this space is as functional as it is beautiful.

From here, matching double glass doors flow into the formal dining room with character flooring. A sliding timber door leads to the kitchen and meals area, offering excellent storage, gas cooking, oven, and built in cabinetry for a microwave. Beyond, the family room continues the character theme, enhanced by a timber-paneled feature wall and even a built-in cabinet - a true talking point for the home.

The bedroom wing sits privately to the left of the home. Here you'll find three impressive sized bedrooms, including built-in robes to one bedroom, plus a family bathroom,

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**TYPE:** For Sale

**INTERNET ID:** 79P1480

**SALE DETAILS**

**From \$779,000**

**CONTACT DETAILS**

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separate toilet and laundry with ample storage.

Outdoors, the home reveals even more charm. From the family room, step onto the rear terrace, a mix of decking and tiles, perfect for entertaining. The garden offers something for everyone - a large lawn, a central raised filled-in pool currently used as a garden bed (with huge potential for a green thumb), and plenty of room for a cubby house or backyard cricket match on Christmas Day.

A long driveway leads through to the large brick workshop with twin roller doors, side pedestrian gate access to the rear yard, and a direct entry door to the workshop - ideal for tradies, hobbyists, or extra storage.

This home is more than just a house - it's an opportunity. Renovate and restore it to its former glory, rent it out as a smart investment, or move straight in and enjoy the space while planning your future upgrades.

#### Property Features:

- 3 spacious bedrooms, one offering a built-in robe
- Central family bathroom and separate toilet
- Formal living room with feature ceiling & slate-and-brick feature
- Elegant dining room with character flooring
- Functional kitchen & meals area with gas hotplates, oven, ample cupboard space & appliance recesses
- Family room with wood-paneled feature wall & built-in cabinet
- Laundry with generous storage
- Front terrace with striking slate-and-brick facade & brick flower boxes
- Rear terrace with mix of decking & tiles for entertaining
- Large rear yard with endless opportunity
- Large brick workshop with twin roller doors & direct entry door from the yard
- 890m<sup>2</sup> block with plenty of space

#### Location highlights:

- Situated in the Rockingham Council area with no bushfire or flood overlays
- Close to schools, shops, cafes & public transport
- Just minutes to Rockingham's beaches and coastal lifestyle amenities

With all the ingredients for potential, character, and convenience, 4 Stoner Street, Rockingham is ready for its next chapter - will you be the one to write it?

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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.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Exhaust, Openable Windows

- Land Area 890.00 square metres
- Building Area: 128.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2

















FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
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