

# 1 Octans Court, Rockingham, WA 6168



## Sold House

Friday, 19 April 2024

1 Octans Court, Rockingham, WA 6168

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 733 m<sup>2</sup>

Type: House



Hayley Tubbs  
0403569005

**\$600,500**

UNDER OFFER Hayley | Chalk Property Hayley from Chalk Property is pleased to present for sale 1 Octans Court, Rockingham. Welcomed by a secure gated entry, and set on a generous 733m<sup>2</sup> of land, you'll find set beyond the distinctive facade a well-presented interior that delivers an immediately comfortable lifestyle, plus you've got a huge backyard that puts a range of options on the table. The kitchen enjoys an adjoining casual dining/meals area surrounded by feature windows, catering with a double pantry, freestanding oven, and ample cabinetry | pot drawers | overheads. Spacious lounge room | living area with timber flooring, reverse cycle split system a/c, and a separate door which leads to the front garden. The accommodation boasts 3 great sized bedrooms (2 of which are robed) with a central retro styled bathroom with a bath tub, shower and pedestal sink. Laundry room with overhead cupboards and mosaic tiles. Another important feature includes the free standing skillion roofed garage with roller door and solar panels. **ADDITIONAL FEATURES** Reverse cycle split system a/c Tandem carport Secure gated front porch entry Rear alfresco with a flat roof patio overlooking the spacious garden Hallway linen cupboard Fruit trees Bore reticulation Electric HWWS Move-in-ready this is a perfect home for an owner occupier or for an investor to add to your portfolio. Please note the property is currently tenanted by amazing tenants which expires on 31st October 2024. **WHAT'S NEARBY** This is an exceptional home in an exceptional location being moments to public transport (buses and train station). Bus 553 is only a 320m walk which will take you to Rockingham Train Station. It's only 32 minutes on the train to Perth CBD. 600 meter walk to Albatross Reserve 3 minute drive to Rockingham City Shopping Centre 4 minute drive to Safety Bay beach/foreshore 4 minute drive to the beachfront Cafe Barco 6 minute drive to Pengo's Cafe and the crossing to Penguin Island 7 minute drive to Rockingham foreshore For further information and to arrange an inspection, please contact exclusive selling agent, Hayley Tubbs on 0403 569 005 Nominated as Top 5 Sales Agent, Western Australia, 2023 | RateMyAgent