

**11 Mends Way, Waikiki, WA 6169**

*Elders*

**House For Sale**

Wednesday, 7 February 2024

**11 Mends Way, Waikiki, WA 6169**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 683 m2**

**Type: House**



David Parlor  
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## URGENT RELOCATION SALE!

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 all the added extras you could ask for and more, this fantastic property features unrestricted gated side access to a powered workshop, a sparkling below ground pool with Bali inspired gazebo and a huge alfresco area that wraps around the home to provide endless space for entertaining or relaxation. Sitting on a 683sqm block, the home features a spacious master suite, three further good-sized bedrooms, a formal lounge and an open plan family room with kitchen and sunken games area. Features of the home include:- Delightful kitchen, placed centrally as the hub of the home, with granite benchtops, plentiful cabinetry, a built-in wall oven and gas cooktop, fridge recess and full height pantry - Open family room, perfect as your dining area, with a warming wood fire for absolute comfort and timber effect vinyl plank flooring - Sunken games room or secondary lounge, with direct patio access and pool views - Formal lounge at the front of the home, with a beautiful bay window, carpeted flooring, a cooling ceiling fan and French door entry - Well spaced master suite with an effective ceiling fan, carpet to the floor, walk-in robe and modern ensuite with full height tiling, double shower, vanity and WC - Three further good-sized bedrooms, all with carpet to the floor, built-in robe recesses and two with ceiling fans - Family bathroom with floor to ceiling tiling, corner bath with shower combined, vanity and separate WC- Laundry with direct garden access and a built-in linen closet - Ducted evaporative air conditioning throughout - Extensive undercover alfresco area that wraps around the rear of the property, with a pitched roof and semi-enclosed design to one side, made to house your outdoor kitchen and ensure use in all seasons - Glistening below ground saltwater pool, with a Bali inspired gazebo and timber deck offering another space to sit and relax in your surroundings - Lawned rear yard, with a garden shed and 6m x 6m powered workshop with drive through access - Lawned front garden with established plantings and unrestricted gated side access - Automatic reticulation throughout the gardens from the bore- 5kW solar panel system - Single garage with roller door and sliding door access to the rear garden Built in 1993, this superb property sits positioned perfectly for family life, with a choice of parkland close by, the East Waikiki Primary School and several childcare centres within easy reach, a variety of retail and dining options both locally and within Rockingham itself just a short drive further, and straightforward road and public transport links allowing for an easy commute if needed, and ensuring popularity with families and investors alike. 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.