

**133 Esplanade, Rockingham, WA 6168**

**KIM·TURNER**  
REAL ESTATE

**Sold House**

Wednesday, 12 June 2024

133 Esplanade, Rockingham, WA 6168

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 792 m2**

**Type: House**



Kim Turner  
0893641513

**\$1,700,000**

What do you love about coastal living? Do you dream of waking up in the morning and taking the dog for a frolic along golden sands? Or an afternoon dip in sparkling waters on a summer afternoon? Maybe building sandcastles and making memories with the kids? If exercise is important to you, do you want to jog or cycle along foreshore pathways, with the ocean in view? Maybe you wish to enjoy a wine or beer on a veranda while watching glorious sunsets, or would you like to be able to take the boat out on a regular basis? This property can make all those dreams come true. It's absolute beachfront, looking out to gorgeous Palm Beach, with beach access metres from the home. A coastal pathway is on the doorstep, taking you to Rockingham's foreshore precinct and beyond in one direction and Point Peron in the other - on the way stop at the Catalpa Escape Memorial and brush up on some WA history. Plus, several jetties are in walking distance for a spot of fishing, or launch the boat from the Palm Beach Boat Ramp, which is also minutes away. Now, while the location is the stuff of dreams, we admit the home itself might not be quite what you've been fantasising about. It's a quintessential 1950s weatherboard beach cottage, but it is set on a large 792sqm block. Knock it down and there's plenty of room for you to build your dream home. Potentially you could build two residences, one for yourself, one to sell or rent. There is currently a tenant in place, which provides an income stream while you make plans and go through the approvals process. The home has a living room and dining room, both with timber flooring and split-system airconditioning; a simple functional kitchen; three sleepout bedrooms; bathroom with bath, shower, vanity unit and separate toilet; and laundry area. There's a veranda at the front and small porch at the back. The garden space is huge - plenty of room for a future pool! And there is access to the block from a rear laneway - handy maybe for parking a boat or as a separate entry point for a second residence. Why don't you come see how close the beach and other coastal attractions are and decide which dream you're going to make come true.

Inside: Living room with timber flooring, ceiling fan and split-system airconditioning; Dining room with timber flooring and split-system airconditioning; Kitchen with timber-look flooring, cabinetry and freestanding cooker; Three carpeted bedrooms, one with ceiling fan; Bathroom with bath, shower and vanity unit; Separate toilet; Laundry/utility area.

Outside: 792sqm block; Front veranda; Rear porch; Single carport with gate to backyard; Bore; Gates to rear laneway.

Estimated current: Rates \$1,949.92 Water \$984.00 p/a

\*Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information presented. Kim Turner Real Estate provides this information without any express or implied warranty as to its accuracy. Any reliance placed upon it is at the client's own risk. Kim Turner Real Estate accepts no responsibility for the results of any actions taken or reliance placed upon this document.\*