

**14/11 Louise Street, Rockingham, WA 6168**

**Sold House**

Tuesday, 27 February 2024

14/11 Louise Street, Rockingham, WA 6168

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 76 m2**

**Type: House**



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**\$330,000**

This low-maintenance unit in the Careeba Court complex holds a wealth of opportunities. It's been used as an investment property for a number of years and currently has a tenant in place (currently on a periodic lease), so you can continue down that route if you wish. It's also a fab way to get your foot on the property ladder or even downsize in a super convenient location. It was built in the 1980s and yes, the decor reflects that, however it's in good condition and ready to move into - you can give it a thorough makeover later if you wish. The unit is set at the back of the complex, which includes just 16 residences. At the front of the home is a carport and garden bed. Rollershutters on the front windows help protect against the summer sun and heat. The front door opens to the living/dining/kitchen area. The living zone has carpet, an airconditioner and ceiling fan. The kitchen/dining area has lino flooring. The kitchen has plenty of bench space and storage, a freestanding cooker, pantry and room for a fridge or two. There are two bedrooms and one bathroom. Both bedrooms have carpet, a ceiling fan and mirrored built-in robes. The master has semi-ensuite access to the bathroom with bath and vanity unit. The toilet is separate and located off the laundry. The laundry opens to a good-sized rear courtyard. You can entertain in the covered alfresco area and the paving and easy-care garden beds make the courtyard simple to maintain, which is handy if you use it as an investment. If you buy it as a residence you can do a bit of landscaping and create your ideal outdoor space. There is also a garden shed and clothesline in the courtyard. The home is a great place to 'park' yourself (sorry we couldn't resist the pun). It's got several lovely open spaces in walking distance, including Ashford Avenue Reserve, Hmas Warramunga Park and a sporting complex next door. To add to the benefits of the location, a bus stop is about 100m up the road and it's a five-minute drive to the train station. There are schools and a TAFE nearby, as well as two shopping complexes - you could walk to either to pick up a few items if you wished, or hop in the car for a bigger shop. Cinemas are also in walking distance. And of course, it's a very short drive to some of Perth's most beautiful beaches. This is a great opportunity to build your future, so we suggest you look at it ASAP. In this market it's bound to be snapped up quickly.

**Inside**  
Open-plan living/dining/kitchen area  
Living area with carpet, ceiling fan and airconditioner  
Kitchen/dining area with lino flooring  
Kitchen with free-standing gas cooker, ample storage and bench space, and pantry  
Two carpeted bedrooms with mirrored built-in robes and a ceiling fan  
Master bedroom has semi-ensuite access to the bathroom with shower and vanity unit  
Laundry with separate toilet

**Outside**  
Strata complex of 16 units  
Carport  
Front garden bed  
Rear courtyard with covered alfresco area, paving and garden beds  
Garden shed  
Rollershutters to the front windows  
Security screens to some doors and windows

Estimated current: Rates \$1,888.25 Water \$908.88 p/a Levy \$425.00 p/q

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