

**17/96 Simpson Avenue, Rockingham, WA 6168**



**Unit For Sale**

Friday, 5 January 2024

17/96 Simpson Avenue, Rockingham, WA 6168

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jess Gray

0895278322

## Offers from \$310,000

Make sure you get your foot in the door to fully appreciate the superb setting of this beautifully presented villa. Whether you're downsizing, buying your first home or looking for the perfect investment this could be the one you've been waiting for. Central to both the main shopping hub and the vibrant foreshore, you'll have everything within easy reach. This cosy home has so much to offer, boasting an open plan kitchen, a family & meals area & 2 generous bedrooms immaculately presented with nothing to do but move right in. Currently tenanted with the option of vacant possession, or if you would like the perfect investment, then the tenant would be happy to renew the lease. Some value-adding features include: Fabulous floor plan offering large open plan living and great sized bedrooms Upgraded quality carpets Spacious Master Bedroom with Built-in robes Comfortable minor Bedroom Good-sized family bathroom Reverse Cycle split system aircon Separate Laundry and W/C Large paved, fully enclosed gabled patio, great for outdoor relaxation & entertaining Brick storeroom to keep things neat & tidy Private carport and plenty of visitors parking in this quiet complex Popular location on main transport routes and close to Rockingham's main shopping hub for added convenience. Come and enjoy the best of our vibrant foreshore, which is only a short drive away for a fabulous coastal lifestyle. Take advantage of this great opportunity to secure this gorgeous unit at a very affordable price. My vendor's instructions are clear, and this property will be selling so you do need to act fast to avoid disappointment. Call Jess Gray today for more information. Information 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 included in this document. Chalk Property provides this document without any express or implied warranty as to its accuracy or currency. Any reliance placed upon the information supplied is at the client's own risk. Chalk Property accepts no responsibility for the results of any actions taken, or reliance placed upon this document by a client. Some imaging may have been used in this campaign for illustration purposes.