

**2/5 Fraser Street, Rockingham, WA 6168**

**One.**

**House For Sale**

Friday, 19 January 2024

2/5 Fraser Street, Rockingham, WA 6168

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Marcel La Macchia

0422408711

## From Mid \$600,000's Plus

In a coast side location that's forever in high demand, this stylish dual-level townhouse delivers the ideal balance of peaceful living and complete convenience. Featuring multiple living areas, ample accommodation and flooded with natural light this home is sure to impress. Upon entering, the residence exudes a refreshing and meticulously maintained ambiance. A spacious open plan living area on the ground floor seamlessly connects with a generously sized kitchen, both adjoined to a private and paved courtyard. Beyond the landing area upstairs, the main bedroom boasting a corner window, built in robes and a private ensuite, offering great comfort. A second living room with balcony access reveals a seaside vista, showcasing the homes proximity to the water edge. Furthermore, two additional robed and spacious bedrooms share a separate sparkling bathroom. A fourth bedroom/study, situated off the entry hallway, has convenient access to bathroom facilities integrated within the laundry. Low maintenance grounds allow for an easy-care, lock and leave lifestyle. Double automatic garaging and linked storeroom with walk through doors, along with ducted reverse cycle air conditioning are also featured. Nested in an exceptional locale, this home enjoys the tranquillity of Rotary Reserve at the end of the cul-de-sec and is a mere few hundred meters from the crystal-clear waters of Mangles Bay. Additionally, it is conveniently located 500meters from the Palm Beach boat ramp and within a pleasant stroll of inviting Spill the Beans Café. Rockingham Beach Primary Campus and Shoalwater Shopping Centre are easily accessible and just 2kms away from the numerous conveniences and entertainment along the Rockingham Beach Road Foreshore. Finer details: Lot 2 on Strata Plan 39509 Volume 2505, Folio 239 Holding: 259sqm Disclaimer: \* The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance.