

# 2 Bolsabay Drive, Waikiki, WA 6169

The logo for Elders, featuring the word "Elders" in a white, italicized serif font on a red rectangular background.

## Sold House

Friday, 8 March 2024

2 Bolsabay Drive, Waikiki, WA 6169

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 740 m2**

**Type: House**



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**\$566,005**

**SUBSTANTIAL CORNER BLOCK WITH WORKSHOP AND DRIVE THROUGH ACCESS** Offering a variety of living options throughout both the interior and gardens, this fantastic property sits on a corner block close to all your daily conveniences, with a huge, powered workshop, drive through access and 740sqm on offer, there's also the potential to sub-divide subject to all the relevant council approvals of course. Inside the home you have 3 well-spaced bedrooms, two bathrooms with ensuite access, a formal lounge or potential 4th bedroom and open plan living, dining and kitchen all overlooking the alfresco and gardens. Features of the home include:- Spacious kitchen, designed with an open layout, with an in-built wall oven, gas cooktop and rangehood, ample cabinetry with both upper and lower storage, full height pantry, dedicated fridge recess and plenty of bench space - Open plan family room with living and dining, with tiled flooring, plenty of natural light from the windows and skylight, a cooling ceiling fan and a reverse cycle air conditioning unit for year round well-being - Formal lounge to the front of the home, with tiled flooring, soft natural lighting and another effective reverse cycle air conditioning unit - Bedroom 1 with carpeted flooring, a ceiling fan, full height sliding door robes and semi ensuite access to the main bathroom- Bedroom 2 with carpeted flooring and views to the front gardens - Bedroom 3 could serve as the master suite or guest suite with carpet to the floor, a ceiling fan and reverse cycle air conditioning unit, plus an ensuite with a vanity, shower enclosure and WC - Family bathroom with a bath, shower enclosure, vanity and WC- Laundry tucked beyond the kitchen, with extensive cabinetry and direct garden access, plus an additional linen closet by the bedrooms - Covered alfresco to the rear of the home, with a raised border of garden beds and a range of entertaining or relaxation options - Rear garden with a large, paved area for entertaining or parking of additional vehicles, with a potential for lawn and plenty of established trees for shade - Automatic bore reticulation - Oversized workshop accessible from the side of the home, with power and sliding doors for access - Double carport with roller door and drive through access Built in 1994, this superb property will appeal to a range of buyers from families, investors and professionals all in search of easy care and convenient living. You have a range of parkland in all directions with greenspace and play equipment to choose from, the private hospital is a quick stroll away, with primary and secondary schooling plus childcare all easily reached. The local Waikiki Shopping Village is fully stocked with a range of retail and dining options, and you have seamless access to public transport, road links and Rockingham itself making this an appealing choice for many and a must view. Contact David Parlor on 0412 734 727 today. 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.