

**209/12 Flinders Ln, Rockingham, WA, 6168**

**Sold Apartment**

Friday, 21 April 2023



209/12 Flinders Ln, Rockingham, WA, 6168

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## **UNDER OFFER Superb Executive 3 bed | 2 bath corner apartment**

UNDER OFFER Welcome to Azure Beachside Apartment. This is a seaside sanctuary just 300 metres from the Rockingham Foreshore with contemporary design, the latest fittings, and magnificent views.

The location of Azure is perfect, with everything you need at your doorstep. Imagine waking in this seaside paradise, kickstarting your day with a cup of coffee on the café strip, and taking a dip before work.

A spacious haven of executive comfort, this brilliant light-filled three-bedroom apartment was completed in 2019 and radiates life and style. The house-like design creates a generous separation between the master bedroom, family orientated living areas, and the guest bedrooms.

209 has a NE/NW facing aspect. The NE side benefits from the morning sun and the NW side facing the ocean benefits from the afternoon sun.

The podium level is elevated on level one, here you can take in the stunning pool deck and enjoy a barbeque with friends.

The large sparkling pool takes centre stage. The timber decking and sun lounges add an element of beach club chic, with relaxation zones, a barbeque area, shaded cabana and smart landscaping touches create stylish and functional entertaining spaces for residents.

Features which really stand out are the quality of the craftsmanship, materials, fixtures, and fittings. The other striking feature is that this home offers three bedrooms plus a generously sized dining/family area, not to mention the large L shaped balcony offering an extension to your living space.

The master bedroom has it's own private balcony, with his and hers fitted out wardrobe, a free standing bath with niche wall, hobless shower with niche wall and a double vanity.

The kitchen has ample storage with a selection of pot drawers and overhead cupboards, a Bosch dishwasher, 800mm Bosch electric glass cooktop, and 900mm oven.

Dining/family open plan space features 2 x 3 sets of full height sliding stacker doors and a single full height sliding door opening onto the balcony, block out blinds and stylish sheer curtains.

Guest bedrooms are queen size and offer a combination of double mirrored sliding robes and walk-in robe and both overlook the lawn bowls.

Laundry room overlooks the pool and feature frangipani trees, has a double linen for extra storage, and a washing machine and dryer which is included in the sale.

We receive a steady flow of prospective buyers wanting three-bedroom apartments within this building, stock is virtually non-existent which should create demand. Finally, the strata levies are very reasonable improving net yields which could tempt investors.

3 bed | 2 bath | 2 car

Secure access by key fob with access only to your floor and pool deck.

Generous master bedroom with his/hers fitted out walk-in wardrobe and ensuite with bath, wc, double vanity and shower.

Prime corner position and views from every window.

Video intercom | secure access parking.

5 star energy rating | Ducted air-con.

Balcony tiles are suspended so rainwater drains through to remove puddling.  
Secure store room situated on the same floor as the apartment, approx. 2m x 3m.  
Stand alone laundry with washing machine and dryer.  
Private residents-only ultra-contemporary open-air swimming pool with sun deck and bbq.  
On the balcony, an outdoor tap and 2 double power points.  
Meet friends in bars and cafes along Rockingham Beach Road & the foreshore.

Strata \$1,399 pq approx.

Internal 120m<sup>2</sup>

Balcony 46m<sup>2</sup>

Total 166m<sup>2</sup>

Contact

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