

**21/9 Bradbury Street, Rockingham, WA 6168**



**Sold Unit**

Monday, 14 August 2023

21/9 Bradbury Street, Rockingham, WA 6168

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 154 m2**

**Type: Unit**



Hayley Tubbs  
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**\$425,000**

If you are thinking of downsizing, the Bradbury Street Villas are perfect for you! This gated over-55 community offers a peacefully quiet location with beautiful freehold villas and amenities in an absolutely ideal location. With a total area of 206sqm, the villa offers a large open living area between the kitchen, dining and lounge, all with beautiful high ceilings. The layout consists of a large master bedroom and ensuite with a walk-in robe, along with two minor bedrooms with robes and another bathroom. The villa also has a spacious double garage with extra height, a gabled patio yard with roll-down cafe blinds and a tucked-away powered storeroom/workspace. In a prime location, the villas are a minute's walk from the Rockingham Shopping Centre, Rockingham Football & Netball Club, restaurants on Syren Street, Ace Cinemas, Bars and minutes from Rockingham Train Station, Rockingham Hospital and the foreshore. There is also a bus stop right out front! The property and its carpets have just been professionally cleaned, so it is ready for a new buyer to move in immediately and enjoy the lifestyle the complex has to offer. These villas are incredibly sought after so this is bound to fly off the market. **ADDITIONAL PROPERTY FEATURES:** • Secure Gated Entry with Intercom facilities • Solar (9 x 230-watt panels [2.07KW]) • Ducted Evaporative Air-conditioning throughout • Split System in the Living/Dining area • Large Laundry area • Extra Height Double Garage • Onsite Caravan/Motor Home Parking available • BBQ and Amenities Areas with Manicured Gardens • Over 55 only • Sky Light in the main area • Low maintenance yard with roll-down cafe blinds • Ideal location and a lovely community with lots of visitor parking • Freehold Villas **STRATA FEES & RATES** • STRATA = \$540 per quarter • WATER = \$988.74 p/a • SHIRE = \$1,708.08 p/a **LAYOUT** • Land = 206sqm • Under Roof Total = 154sqm • House = 117sqm • Garage = 37sqm • Patio/Outdoors = 52sqm For further information or to schedule an inspection, please call Jacob McGavin or Hayley Tubbs.