

23 Bottlenose Circuit, Waikiki, WA 6169



House For Sale

Friday, 3 May 2024

23 Bottlenose Circuit, Waikiki, WA 6169

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 236 m2

Type: House



Brendon August
0894394405

Offers from \$540,000

Welcome to 23 Bottlenose Circuit, Waikiki! Constructed by Summitt Home Group in 2021, this house showcases functional design and high-quality finishes throughout. The interior design is tastefully done, with attention to detail and a focus on creating a comfortable and inviting atmosphere. This stunning house is the perfect blend of modern design and functionality. With 3 bedrooms, 2 bathrooms, and an ensuite, this property offers ample space for comfortable living. The house boasts a spacious living room, a dining room perfect for entertaining guests, and a well-equipped kitchen with top-of-the-line appliances and stylish cabinetry. The alfresco provides a cozy spot for family meals, while the sliding doors allow for seamless indoor-outdoor flow. The property features a double garage, providing ample space for parking and storage with a door straight through to the alfresco. Located in a desirable neighbourhood, this property is surrounded by lush greenery and offers a peaceful and serene ambience. The suburb of Waikiki is known for its friendly community, excellent schools, and convenient access to amenities and the beach. Don't miss out on making this stunning property your new home. Contact the Encore sales team today at 0427 950 245 for further information, or come and visit us at our home opens to secure your future in this stunning property. For any Investors out there, this property could potentially return \$520 - \$580 per week making it a brilliant addition to your investment portfolio!

PROPERTY FEATURES:

- Built 2021
- 236 sqm block
- 103 sqm of living
- 3 bedrooms
- 2 bathrooms
- Alarm
- Ducted reverse cycle zoned air conditioning
- Solar panels
- Open plan kitchen, dining, and family room
- Electric cooktop and oven
- Dishwasher recess
- Alfresco

Water rates: \$1,281.00 p/a (approx.) Council rates: \$2,030.00 p/a (approx.)

LOW STRATA FEES - Approx \$480.00 per quarter

23 Bottlenose is currently tenanted on a fixed-term lease until July 2024 on an NDIS scheme, please ask for further information regarding this. 17, 19 & 21 are also on a fixed lease agreement NDIS until August & September 2026. Located close to Waikiki Village Shopping Centre and South Coast Baptist College are within easy reach, excellent public transport links with a bus stop right outside and the train station just a little further, and of course all the recreational offerings of Rockingham itself in the surrounding areas just waiting to be explored.