

30/24 Flinders Ln, Rockingham, WA, 6168

Sold Apartment

Wednesday, 21 June 2023

Epiphany
Property Agents of Change

30/24 Flinders Ln, Rockingham, WA, 6168

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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EVERYDAY'S A HOLIDAY!!!

What a tremendous lifestyle choice!! Don't snooze - or you'll lose this one!

Calling all those who want the fabulous beach lifestyle EVERY DAY - contact us today for a private viewing.

Suitable for weekenders, family investors and retirees who do not want to venture further south to already crowded (and expensive) Mandurah. Rental potential \$470-\$550 - depending on whether it is offered furnished or unfurnished.

Still absolutely tranquil, this gorgeous, world class coastal strip has undergone serious changes to its foreshore and surrounds, making it almost miniature "Gold Coast/ Surfers Paradise". You have to see it to believe it (as we did!!)

Only a 300m stroll to the beach itself, you are far enough away to enjoy peace and quiet or get in amongst the people and take in relaxing coffees, cocktails, beers and the many eateries on offer.

Perhaps you wish to rent it out to the Navy employees on HMAS Stirling posted at Garden Island who incidentally make excellent, trustworthy tenants? We can assist with this process too as we have had a lot of experience with them. For your initial investment and what you could obtain in rent, this makes for a very attractive proposition

The unit itself is IMMACULATELY presented, almost in display home condition, thanks to the attention to detail by the lady of the house! Two bedrooms, two bathrooms, with a seriously large, West facing balcony for cool breezes to flow in.

This unit has one allocated carbay, plus a lockup storage downstairs - in total, 110sqm would be yours on the title. The clever design of the open mezzanine floors allow natural light to filter into each floor so you have a live garden outside your door with no actual maintenance to be done.

- *Residents' gym
- *Community entertainment centre with barbecue for indoor/outdoor gatherings
- *Security complex with CCTV
- *Opposite the Anzac Park/pavilion
- *Ocean view (limited)
- *Small pets permitted
- *Ducted air conditioning throughout
- *Induction cooktop with quality Bosch oven
- *Built in robes to both bedrooms
- *Good storage within the unit

Depending on the offer presented, the sellers will also consider leaving all the carefully selected furniture behind for your benefit too - an absolute bonus! This is a limited opportunity otherwise the sellers will happily continue to reside here.

Included in the strata fees is the water consumption too (service charges still apply)

Strata fees: \$1198.50 p/q (\$899.60+\$62.05+\$236.85)

Council rates: \$1873.42 p/a

Water Rates: \$800 p/a

Inspections by appointment only but access is readily available.

Call Annie 0407 389 522