

**31/6-8 Sepia Court, Rockingham, WA 6168**

**Harcourts**

**Townhouse For Sale**

Friday, 5 January 2024

31/6-8 Sepia Court, Rockingham, WA 6168

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 64 m2**

**Type: Townhouse**



Nola Tully

0894554222

## End Date Sale

End Date Sale - All Offers to be presented on or before 5.00pm on Monday 29th January, 2024, unless sold prior. Nestled in a prime location with unbeatable walkability, this well positioned residence offers an excellent investment opportunity with easy care upkeep and ideal convenience. Embrace the vibrant lifestyle with proximity to Rockingham Centre's array of amenities, local schools and easy access to public transport options. Key Property Features - Excellently positioned within walkability to an abundance of amenities including the grocery stores, cinemas, bars and cafes at Rockingham centre, plus surrounding gyms, day care centres and so much more.- Updated with modern wood look flooring and neutral tones throughout creating a stylish and inviting ambiance.- Bright and inviting, the open plan living, meals and kitchen effortlessly connects to the outdoors for or easy alfresco entertaining - Well appointed kitchen with built in pantry, electric stove and ample storage- Master bedroom with walk in robe and a private front balcony overlooking the leafy treetops and greenery of Delphinus Reserve - A minor bedroom with BIR is located on the first floor, with a second minor bedroom located on the ground floor- Functional family bathroom with a wide glass frame shower, vanity and toilet - Located off the kitchen, the laundry includes a separate guest WC and external access - The backyard features a gabled patio for outdoor entertaining, complete with a grassed area, garden beds and a lemon tree - Reverse cycle split system air conditioning located in the main living room and master bedroom - Single carport - Under stair storage space- Bricked lockup storage room - Security screen front door- Easy access to bus and train transport - Nearby to Coolesong Primary School, Star of the Sea Primary School and Rockingham High School - A short 6 minute drive to town centre and crystal blue water at Rockingham Beach Foreshore- Currently tenanted at \$450pw until the 12/10/24 You are always welcome to contact NOLA TULLY or any of her team if you would like further information regarding this property or would like to organize a personal inspection outside of the home open times.