

**37/9 Bradbury St, Rockingham, WA 6168**



**Villa For Sale**

Wednesday, 29 May 2024

37/9 Bradbury St, Rockingham, WA 6168

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 115 m2**

**Type: Villa**



Lee Tamblin  
0466250944

## Contract Agent

Located in the highly sought after over 55's Bradbury Villas community, this beautifully maintained three bedroom home is ideally situated, within easy walking distance to shops, medical centres, and public transport. This low maintenance property features a host of recent upgrades, making it a perfect move in ready home. Be quick and call Lee on 0466 250 944, to book your private viewing as home in this complex do not last long. Property Features: \* Recent Upgrades: Brand new carpets, new electric hotplate, new window furnishings, and new toilets. \* Recent Servicing: The solar hot water system has been recently serviced, along with both air conditioners. \* More Updates: There is a new garage door motor, and all the gutters have been professionally cleaned. \* Prime Location: A short walk to Rockingham Centre, offering shops, cinemas, restaurants, cafes, and more. \* Convenient Access: Walking distance to the train station. \* Central Kitchen: Overlooks the open-plan family living and dining area. \* Master Suite: Master bedroom with built-in robe \* Ensuite: Featuring a wide vanity, glass framed shower, and WC. \* Additional Bedrooms: Two minor bedrooms, one with a built-in robe. \* Main Bathroom: Includes a shower, bath, and vanity. \* Outdoor Living: Paved courtyard with a shaded patio perfect for alfresco dining. \* Storage: Bricked lockup storeroom. \* Climate Control: Ducted evaporative air-conditioning and an additional reverse cycle split system in the living space. \* Parking: Large double garage with new motor and visitor parking available. \* Energy Efficient: Solar panels and a recently serviced solar hot water system. \* Community Amenities: Communal garden and sheltered BBQ area. \* Recreational Spaces: Close to the open green space at Anniversary Reserve, bus transport, and medical centres. \* Over 55s Complex: Situated on a quiet street, conveniently close to local amenities, cafes, parks, and medical centres. \* Strata Fees: \$630 per qtr Property Code: 112