

4/12 Dowling Street, Rockingham, WA 6168

 buymyplace

Unit For Sale

Friday, 17 November 2023

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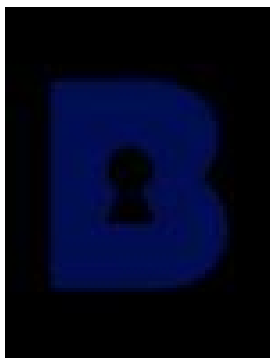
Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 218 m²

Type: Unit



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1300289697

Offers over \$390,000

Phone Enquiry ID: 225928 All offers for this delightful rear villa are to be presented before 5pm 5 December 2023, the vendor reserves their rights to accept an offer prior to 5 December 2023. The property is owner occupied with no rental tenants. Located in Rockingham, this residence offers a perfect combination of coastal living and city convenience. You can enjoy the beautiful seaside lifestyle while still having access to transportation via the nearby train station. Act fast to make this your new coastal retreat! This villa is perfect for those who are looking to downsize, first-time home buyers, young families, or investors. It features modern living with spacious bedrooms and a large enclosed courtyard, ideal for low-maintenance living and entertaining. The property is move-in ready with a recently renovated bathroom, toilet, and laundry, as well as an updated kitchen. Parking is available for two cars, one in the carport and another behind it.

- Situated at the rear of a small complex of 8 units, this 3-bedroom unit has undergone comprehensive renovations. 106m² of indoor space making it the largest in this complex!
- Recent renovations include a modernised bathroom, toilet, laundry, and kitchen with a stainless steel oven and stainless steel gas burner hot plate.
- Conveniently located across from a wonderful large park.
- Fitted with LED downlights throughout, along with a security light system.
- Tinted front windows for added privacy.
- Unique positioning in the complex, with Unit 4 not sharing any common walls with neighbours.
- New flooring throughout the villa, complemented by fresh wool carpets in the bedrooms.
- A sizeable enclosed courtyard provides a private outdoor space.
- Equipped with two brand new split system air conditioners.
- Includes two external storerooms or sheds for extra storage.

This villa represents a fantastic opportunity for those seeking a comfortable, ready-to-move-in home, combining practicality with style in a convenient location.

- The unit is well-maintained and presents beautifully.
- For the investors, weekly rental income is estimated to be approximately \$450 per week. With the picturesque Rockingham beach on your door step and only a 3 minute drive away – the only north facing beach in the Perth metro area! Rockingham Train and bus station 4 minutes away Rockingham City shopping centre 2 minutes away Kolbe Catholic College School directly across the road Strata fees \$579 per quarter (includes levies and reserve fund) Council rates TBA Water rates TBA