

**48 Rand Avenue, Waikiki, WA 6169**

**JW**

**Sold House**

Saturday, 13 April 2024

48 Rand Avenue, Waikiki, WA 6169

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 717 m2**

**Type: House**



**NIKKI DE RIJCKE**  
0895680876



**Ross Collier**  
0435995023

**\$702,000**

**What:** A 4 bedroom, 2 bathroom home with fully fenced gardens to the front and back, a double carport and below ground pool  
**When:** Your top priorities include all the conveniences of modern living, with an added twist of character and charm  
**Where:** Moments from the beach, with schooling and parkland on the doorstep  
Nestled in beachside Waikiki just seconds from endless parkland sits this charming 4 bedroom, 2 bathroom home. Overflowing with added extras and delightful character detailing, the glistening below ground pool and vast alfresco provides a peaceful setting to entertain or relax at days end, with the interior offering multiple living and dining options, with a large kitchen and spacious, yet comfortable bedrooms. The location speaks for itself, positioned for the family you are directly opposite the Charthouse Primary School eliminating any morning rush, with the excellent Fantasy Park just a few steps away, plus the Waikiki Village Shopping Centre within easy reach, along with the sensational coastline and beaches that make this area such a sought after place to call home. Fully fenced to the front to ensure full use of the 717sqm block, you have a gated entry to the concrete driveway and covered carport for two, with lawned gardens bordered with tropical foliage and a sheltered entry portico to guide you within. Once inside you are immediately drawn to the stunning parquet flooring that runs from front to back, with French doors sitting to the right of the foyer and opening into your formal living and dining. The room is striking on arrival, with plenty of natural light amongst the warm tones that emanate from that deep wooden flooring, with zoned living and dining that flow to the kitchen beyond. Moving via the main entry hallway or through the formal living area you enter the open plan family room and kitchen, with space for both living and dining, a continuation of that superb parquet flooring and a soaring raked ceiling that only enhances the sense of space. With a wood burning fire to heat the room through the cooler months, and ducted air conditioning to benefit the entire property for year round well-being. The kitchen sits a step up and is oversized by design to offer extensive cabinetry and storage space, with a freestanding oven the centrepiece, along with an integrated fridge recess, dishwasher, and plenty of room for casual dining within. The three minor bedrooms are found towards the front of the home, with carpeted flooring, cooling ceiling fans and two with built-in robes, with the family bathroom equipped with a bath, shower and basin, and the laundry tucked off the kitchen for ease of use with direct garden access. The master bedroom sits to the rear, generous in size, with carpeted flooring, another effective ceiling fan and views to the gardens, with a walk-in robe and ensuite with glass shower enclosure, vanity, and WC. Moving outside, the sweeping gabled roof alfresco area provides multiple options for quiet relaxation or lively entertaining, with a built-in BBQ area and views to that sparkling below ground pool. Nestled behind secure fencing with a large, paved surround the pool provides a welcome reprieve from the summer sun and a place for family and friends to gather. The remainder of the garden is lawned, bordered with greenery and fully fenced, with a solar panel system an added feature. And the reason why this property is your perfect fit? Because this fantastic family home combines character and charm with complete coastal convenience, offering an appealing option to all.  
**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.