

# 7/8 Merope Close, Rockingham, WA 6168



## Sold Villa

Friday, 3 November 2023

7/8 Merope Close, Rockingham, WA 6168

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 76 m2

Type: Villa



Brendon August  
0416232290



Mark Wilson  
0894394405

**\$275,000**

Welcome to 7/8 Merope Close, Rockingham! This charming villa presents an incredible opportunity for first-time buyers, downsizers, or investors looking for a fantastic property in a sought-after location. With its convenient layout and desirable features, this property is sure to impress. Situated on a generous land area of 135sqm, this villa offers a comfortable and low-maintenance lifestyle. Boasting two well-appointed bedrooms, this home provides ample space for a small family or those seeking a spare room for guests or a home office. The bathroom is sleek and modern, featuring contemporary fixtures and a functional layout. The living areas of this villa are perfectly designed for relaxation and entertainment. The open-plan living and dining area seamlessly flow together, creating a spacious and inviting atmosphere. The kitchen is well-equipped with ample storage space and modern appliances, making meal preparation a breeze. Additional features of this property include a single garage space, providing secure parking for your vehicle, as well as extra storage options. The building area spans 76 sqm, providing a comfortable living space that is both functional and stylish. Constructed in 1988, this villa has been well-maintained and offers a solid foundation for its new owners. **PROPERTY FEATURES:** • Built 2014 • 135sqm block • Undercover parking bay at your front door • Open plan kitchen/meals/lounge area with reverse cycle split system air conditioner • Bathroom with shower and single basin cabinet plus toilet • Patio at rear with small garden area • Storeroom for your gardening tools • Two bedrooms both with built in robes, main also has a ceiling fan • Solar hot water system with electric booster • Pets allowed Strata fees 6 monthly: \$743.00 approx. Reserve Levy 3 monthly \$125.00 approx. Shire Rates: \$1,900.00 approx. Water Rates: \$900.00 p.a. approx. Don't miss out on the opportunity to make this stunning property your new home. Contact the Encore sales team today at 0427 950 245 for further information, or come and visit us at our home opens to secure your future in this stunning property. Located in the highly desirable suburb of Rockingham, this property offers a convenient lifestyle with an array of amenities at your doorstep. Enjoy the nearby parks, schools, shopping centers, and public transport options, ensuring all your needs are met within close proximity.