

8 Vela Court, Rockingham, WA 6168

House For Sale

Monday, 18 March 2024

8 Vela Court, Rockingham, WA 6168

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 641 m²

Type: House



Trish Nepia

0409788619

Offers Invited !!

This Versatile, Vela-De-Lite... Is The Perfect Multi-Generation Home !!Two Homes In One !! YES !! You Read That Right :)In a FABULOUS cul de sac location - only 2kms from the Stunning Rockingham Foreshore and a short walk to all essential and fav amenities (including transport, shops, pools, medical & more)...THIS is a unique and golden opportunity for anyone looking for the dual family, forever home, or the best investment !!1969 solid built - double-brick & tile home+ wonderfully renovated & extended home (1989 granny flat extension & 2001 rear sunroom extension)- With a 3x1 main house (including large sunken lounge, large sunroom, bathroom & more)- And an independent 1x1 granny flat extension (including kitchen, master, ensuite, study/storeroom). Both with independent entry options & both under main roof !!The Details : -Main House - With the privacy of kitchen, meals, living & entertaining to the rear..and optional independent access through the carport, via the sunroom or laundry...The double/triple (tandem) secure carport with auto door just enhances the amount of privacy the main home can have from the granny flat.Large country style kitchen/meals with new gas cooker, ample bench space,dishwasher recess, fridge recess, high ceilings, ceiling fan, ample power points & more...Laundry with separate WC, linen storage & access to carportMain bathroom with shower/bath-tub combo & vanity + heating lamp/exhaustMaster with large 3-door built in robe & ceiling fan Bed 2 with 2 door built in robe & ceiling fanBed 3 with 3 door built in robe & ceiling fan (plus skylight)Large sunken lounge with extra height raked ceilings, feature lighting and french door/internal access to granny flat.The rear sunroom (off the kitchen) is a large, tiled space with a large reverse cycle air con & extra high ceilings overlooking rear yard & parklands + backyard accessExtras:-Freshly painted right through (doors, frames, ceilings, walls & skirtings)Stunning solid timber flooring, freshly sanded & stainedDucted reverse cycle air con + gas points for heating & ceiling fansNew window treatments throughoutInstant gas hot water system to main house (granny flat has a 2nd hot water system)Auto door to double/triple (tandem) carport Home alarm system (to both granny flat & main house)Powered workshop with 2 x store rooms, shelving & mezzanine storage (auto roller door)Beautifully landscaped backyard with gated access to the parkland reserve & walkwaysGranny Flat:-A fabulous brick & tile home extension under main roofIndependent access from the front verandaOpen & spacious full kitchen/living spaceKitchen includes wall mounted oven, microwave nook, double sink,pantry, fridge recess, and ample bench space & cupboardsTiled floors, beautiful extra-high raked ceilings & feature lighting plus reverse cycle split system air conditioner & gas pointBedroom includes tiled flooring, walk in robe, reverse cycle air con& modern ensuite with shower, vanity & WCAdditional study/multi-purpose room to the rear includes access to the backyardThe granny flat also includes its own instant gas hot water systemAnd there is interior access to the main home sunken lounge via french doors.Extra's:-Home alarm system (to both granny flat & main house)New window treatments right throughFreshly painted throughout (including doors, frames, skirtings, walls & ceilings)Data points plus ample power pointsDisability & access friendly (granny flat is all one level)Landscape is meticulous & serviced by a bore & retic both front & rear.A fabulous 191sqm living on a 641sqm block.Additional Info:-Water rates - \$1100pa approx.Shire rates - \$2100pa approx.Rental appraisal - \$800pwk +(multiple lease option available)As a unique property, loaded with features and multiple options; the seller has requested all genuine expressions of interest (offers) be presented. Please note -*some pictures have been digitally staged to assist with gauging size*walk through video clips are available via WhatsApp (message me via WhatsApp on 0409 788 619 to request)*see attached floor & site plan for full understanding of layout & multiple living optionsFor more info, please email or text me anytime. I look forward to showing you through this amazing property :)Trish