

**9/96 Simpson Avenue, Rockingham, WA 6168**

ACTON

**belle**  
PROPERTY

**House For Sale**

Friday, 3 May 2024

9/96 Simpson Avenue, Rockingham, WA 6168

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 118 m2**

**Type: House**



Lee Murray  
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Paige Murray  
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## Offers Over \$399,000

Welcome to unit 9/96 Simpson Avenue. Consisting of two bedrooms and one bathroom this villa is a great investment opportunity. The complex is conveniently located near the Rockingham Aquatic Centre, Rockingham Shopping Centre and public transport making it incredibly convenient for daily activities and commuting. The master bedroom is generously sized providing plenty of wardrobe space. The minor bedrooms is well proportioned. The bathroom is updated and there is a good sized laundry. The updated kitchen is open plan, with freestanding stainless steel stove, overhead cabinets and ample bench space, flowing seamlessly into the dining and living area creating a spacious and bright atmosphere. The private courtyard accessed from the lounge, provides a peaceful retreat, perfect for relaxing or simply soaking up some sunshine. There is also a secure brick storage room at the back of the unit. Rental appraisal: \$400 - \$450 per week

- Updated flooring, kitchen and bathroom
- Lovely neutral decor throughout
- Ceiling fan in main living area, master bedroom
- Split system air conditioning in main living area
- Single carport plus visitor parking hardstand
- Low maintenance rear yard with a brick storage room
- Transport links nearby

Do not delay, contact Lee Murray for a viewing today as this property will not last long. You are always welcome to contact Lee Murray or any of his team if you would like further information regarding this property or would like to organize a personal inspection outside of the home open.