

15 Sycamore Close, Rockingham, WA 6168

Harcourts

House For Sale

Sunday, 23 June 2024

15 Sycamore Close, Rockingham, WA 6168

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 716 m2

Type: House



Peter Padovan

0895284244

Offers From \$499,000

*****UNDER OFFER*****The first consideration when selecting a suitable Flip project is the Location. A good location will always maximise your profit margins. 15 Sycamore Close is set on a generous 716m² block in a very centrally located and quiet, little Close. Secluded away in its own little enclave with almost all the homes in the Close overlooking Sycamore Park. A lush green park featuring immaculate open lawned area, some shade trees and play equipment. An idyllic setting in a very family friendly and convenient location.*****UNDER OFFER*****This double brick and tile home features 3/4 bedrooms, bathroom, front lounge/theatre which could also be utilised as a super king sized 4th bedroom, a centrally located kitchen with breakfast nook, a massive games room, gable patio, workshop and garden shed. The home will be sold with an electrical safety certificate relating to RCDs + Hard Wired Smoke Alarms - BUT WILL OTHERWISE BE SOLD IN AN "AS IS - WHERE IS CONDITION". 15 Sycamore Close represents a prudent and lucrative opportunity for any handyman and or woman to create a diamond for profit or to keep and reside in as their very own. Either way it is a WIN WIN situation that just doesn't come along often enough these days. Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address." Bonus Features:-☑Solar Panels☑Workshop Features of the Home:-☑Enter from semi enclosed porch to the foyer which features a skylight. ☑Lounge/Theatre/4th Bedroom - a generous sized room overlooking and opening to the front garden - could also be utilised as super king-sized bedroom.☑Kitchen - a sizable space, with a breakfast nook and ample room for storage, adjoining the family and meals area.☑Family/Meals - This is a massive room, with high ceilings, windows on three sides and opens out to the patio/outdoor living and entertainment area. Because of its size, this vast space could be utilized in multiple ways. Just let your imagination run wild!☑Master Bedroom - overlooks the front gardens and includes a full wall of robes and storage options.☑Bedrooms 2 + 3 - one overlooks the front gardens, and one overlooks the patio and outdoor living area.☑Bathroom - bath/shower and vanity.☑Laundry - opens to the patio and includes a separate WC, the Linen cupboard is close by, in the hallway. Outdoor Features:Front-☑Garage - with roll a door and drive through access to the workshop.☑Parking - secure driveway, with parking for approx. 4 vehicles and a van or boat.☑Garden - the front yard is fully fenced with double gate access to the driveway. The gardens consist of a lawned area with a few small shrubs and trees.Rear-☑Patio - a high gable timber structure approx. 9m x 3.5m with a concrete floor.☑Workshop - approx. 7m x 3.5m with concrete floor.☑Garden Shed - approx. 3m x 4m☑Garden - features a lawned area, fruit bearing lemon + mandarin trees and a hardstand area in front of the garden shed.Locations:15 Sycamore Close is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions:-☑Rockingham Early Learning + Child Care Centre - 2 minute drive☑Good Start Early Learning, Rockingham - 3 minute drive☑Kinder Park Early Learning Centre, Hillman - 4 minute drive☑Hillman Primary School K-6 - 5 minute drive☑Cooloongup Primary School K-6 - 8 minute drive☑Rockingham Beach Primary School K-6 - 8 minute drive☑Kolbe Catholic College 7-12 - 2 minute drive☑South Metropolitan TAFE, Rockingham - 3 minute drive☑Rockingham Montessori Secondary School Campus - 6 minute drive☑Rockingham Shopping Centre - 3 minute drive☑Neighbourhood Careeba Park Shopping - 3 minute drive☑Rockingham Cinemas - 4 minute drive☑Rockingham Library - 4 minute drive☑Mike Barnett Sports Complex - 4 minute drive☑Churchill Park - 6 minute drive☑Rockingham Foreshore - 8 minute drive☑Rockingham Train Station - 5 minute driveIt is clear that 15 Sycamore Close will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 15 Sycamore Close at the top of your 'Must See List' and be first to visit the Home Open, so you don't miss your opportunity to 'Make It Your Own'! You are always welcome to contact 'Peter Padovan on 0414 985 256' if you would like further information regarding this rare opportunity.