

**25A Fletcher Street, Rockingham, WA, 6168**

**Harcourts**

**House For Sale**

Friday, 30 August 2024

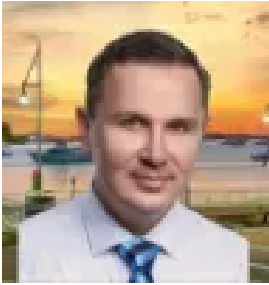
25A Fletcher Street, Rockingham, WA, 6168

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Peter Padovan

## Prime Beachside Location!!

\*\*\*CURRENTLY LEASED\*\*\*

\*\*\*The lease expires 1st August 2025, currently rented for \$550 per week\*\*\*

\*\*\*As of 29/10/24 rent is going up to \$600 per week\*\*\*

If location is important to you, then this property will be very tempting...

Positioned on a low maintenance 310m<sup>2</sup> block, in a cul-de-sac, AND in the very sought after Palm Beach Estate!! Close to one of the few North facing beaches in WA.

Superbly located with direct access to Palm Beach, via a private walkway, the peaceful Rotary Lake Reserve and the Rockingham foreshore café strip.

This home was purpose designed for downsizing and is sure to impress even the most astute buyers. Featuring a whopping 201m<sup>2</sup> under main roof, 3 bedrooms, 2 bathrooms, plus 3 WC's. Two separate living areas, 2 outdoor living areas including one covered, a double garage, including drive through parking.

Provision was made by the builders to enable a second floor to be added at the front of the house, that would be accessible from the existing corridor to create additional bedrooms and entertainment areas.

This unique property is currently leased. Creating the perfect opportunity for future Empty Nesters to acquire a downsizer which produces an income until the time comes for them to downsize and move to a very manageable property in a prime beachside location. Alternatively, 25A Fletcher Street represents a prudent and profitable addition to any investment portfolio.

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Note: For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address.

### Bonus Features:

High Ceilings to living areas

Split System Air Con

Ceiling Fans to Living Areas and Bedrooms

3 WC's

### Features of the Home:

Enter from the front portico via security meshed front door

Lounge - overlooks the front gardens

Living + Dining - is open plan to the kitchen. Overlooking and opening to the paved outdoor entertainment area. This spacious, very light and bright space also overlooks the side, featuring a ceiling fan and RC Split AC. Secured by security mesh sliding door.

Kitchen - features stainless appliances including an electric under bench oven, 4 burner gas hob, extractor unit and dishwasher. There is also a corner walk-in pantry, fridge recess, ample overhead, under bench cabinetry and preparation spaces.

Master Bedroom - is king sized and situated at the rear of the home. It overlooks and opens to an outdoor paved courtyard area. The room features a generous walk-in robe and ceiling fan.

Ensuite - includes a bath, separate shower, vanity with storage and WC

Bedroom 2 - is queen sized and features personal outdoor access to a small courtyard, a very generous walk-in robe and large extra storage area (possible future stairwell to second storey), ceiling fan and semi ensuite access to the family bathroom

Bedroom 3 - is double sized and includes double mirrored robes, ceiling fan and semi ensuite access to the family bathroom

Family Bathroom - features a shower, vanity with double storage and WC

Laundry - is located next to the kitchen with access to the side. Separate WC

Linen Cupboard - is in the rear hallway

Outdoor Features:

Garage - is double size with trailer access to the rear, a shopper's entrance to the home and room for a workbench and/or extra storage space

Outdoor Entertainment Area - a paved shade sail covered area opens from the family room enabling an easy indoor/outdoor flow from the family and dining areas

Gardens - the front garden includes small lawned area with border gardens

Rear - is mostly paved and includes a fruit bearing lemon tree

Locations:

25A Fletcher Street is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions

Tiny Tots Child Care Centre - 3 minute drive

Sunshine Child Care Centre - 4 minute drive

Rockingham Beach Primary School K-6 - 3 minute drive

Safety Bay Primary School K-6 - 5 minute drive

Rockingham Senior High School 7-12 - 6 minute drive

The Beach Rock IGA + Neighbourhood Shops - 4 minute drive

Rockingham City Shopping Centre - 6 minute drive

Palm Beach Boat Ramp - 2 minute drive

Rotary Park Lake + Beachfront Park - 2 minute drive

Lake Richmond - 3 minute drive

Cruising Yacht Club - 4 minute drive

Beachfront Cafe + Restaurant Strip - 4 minute drive

BWS Rockingham - 4 minute drive

Spill The Beans @ Palm Beach Jetty - 3 minute drive

Clearly 25A Fletcher Street will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 25A Fletcher Street 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'!

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You are always welcome to contact Peter Padovan on 0414 985 256, if you would like further information regarding this very impressive property, or would like to organise a private inspection outside of the Home Open times