

**66 Stainer Avenue, Rockingham, WA 6168**

*Elders*

**House For Sale**

Monday, 1 July 2024

66 Stainer Avenue, Rockingham, WA 6168

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 681 m2**

**Type: House**



David Parlor  
0895914999

## Offers Over \$699,000

Set in a super central position close to all that Rockingham has to offer you find this wonderful 4 bedroom, 2 bathroom family home. The floorplan was created with comfort in mind, with all four bedrooms placed to the right hand side of the property ensuring a peaceful setting, leaving the remainder for complete relaxation or easy entertaining, with multiple living areas and a seamless transition to outdoor life. The rear yard is the perfect setting for family gatherings, with a sheltered and spacious alfresco providing multiple options to relax, and a sparkling below ground pool inviting you in. And for parking, you have a large carport with secure access that offers a drive through option, perfect for those needing space for additional vehicles, with the backyard housing a multitude of sheds and workshops ensuring all your storage needs are well and truly covered. Features of the home include:- Centrally positioned kitchen, overlooking both the gardens and family living, with a wraparound design for the benchtop and cabinetry, an in-built stainless-steel oven and gas cooktop, plus feature shelving and a small breakfast bar for casual dining - Family living and dining area located off the kitchen, with timber laminate flooring, and convenient access to the spacious entertaining area overlooking the below ground pool. - Formal lounge and dining space to the front of the property, with soft carpet to the floor, a reverse cycle air conditioning unit for comfort, and cooling ceiling fan - Well-spaced master suite to the front of the home, with carpeted flooring, both a ceiling fan and reverse cycle air conditioning unit, plus a full height sliding door robe, and updated ensuite with floor to ceiling tiling, a glass framed shower, vanity and WC- Three further bedrooms, all with carpet and plenty of natural light, and either a robe or robe recess - Family bathroom with a bath, shower and vanity, with a separate WC and laundry with storage and sliding door access to the garden for ease of use - Ducted evaporative air conditioning throughout - Sweeping alfresco area that wraps around the home, with café blinds for added shade, another effective ceiling fan, and a brick built bar area positioned poolside - Inviting below ground saltwater pool, with a paved and fenced surround, perfect for entertaining, with a bonus spa section and raised garden bed to the border, adding to the tropical feel - Lawned rear yard with an established tree, and three large sheds, one with power and all easily accessible via the carports drive through access - 15 solar panels with a 3kW inverter - Automatic reticulation from the bore - Double enclosed carport, with wide drive through access for extra parking Built in 1986 and set on a 681sqm block, this fantastic property is positioned perfectly for family life, with a range of parkland to choose from including the expansive Stan Twight Reserve located just a few steps away, plus the incredible Lake Richmond just a little further with its wide array of native flora and fauna to explore, and then the beaches and Foreshore of Rockingham itself and all the recreational options they bring. For schooling, you have both primary and secondary options within reach, along with plentiful retail facilities and easy access to public transport and road links, making this an appealing choice to a variety of buyers, with families and investors at the forefront. Contact David Parlor today on 0412 734 727 to arrange your viewing. The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property. All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.