

3/7 George St, Rockingham, WA, 6168



Townhouse For Sale

Friday, 30 August 2024

3/7 George St, Rockingham, WA, 6168

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Townhouse



Jason Eldridge
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Coastal Convenience

ALL INITIAL OFFERS TO BE SUBMITTED BY MONDAY 2ND SEPTEMBER 2024 AT 12:00PM AWST

Welcome to the epitome of coastal convenience with this stunning two-storey townhouse. Designed for modern living, this home offers a blend of style, space, and simplicity. With high loft ceilings, a sleek open-plan kitchen, and a spacious courtyard, it's perfect for those who appreciate the finer things in life. Whether you're looking for a lock-up-and-leave lifestyle or a serene retreat near the beach, this townhouse delivers it all.

The Features include:

- Built in 2014
- 183sqm survey strata block
- Small group of only 14 townhouses
- Open plan kitchen, living and dining with loft ceiling
- Kitchen with tiled splashback, upper and lower cabinetry, built in pantry, wrap around breakfast bar, gas cooktop and electric oven
- Spacious rear paved courtyard with grass/garden area
- Loft style master bedroom with split system air-conditioning, walk-in robe and access to balcony
- Ground floor study/2nd bedroom
- Upstairs bathroom with shower and toilet
- European laundry
- Two-car automatic garage
- 4sqm Storeroom

Located just a short 750m stroll from the beach, this townhouse offers an unparalleled coastal lifestyle. With Bayview Reserve Park just 500m away, and major amenities like Rockingham Shopping Centre and the train station within a 10-minute drive, you'll have everything you need right at your fingertips. Don't miss the opportunity to secure your slice of coastal living in this prime location.

This property is currently tenanted at \$420.00/week on a fixed term lease expiring on 12/10/2024.

Rates & Local Information:

Water Rates: \$924.05 (23/24)

Council Rates: \$1,990.29 (24/25)

Strata (Admin Fund): \$154.00/quarter

Strata (Reserve Fund): \$43.75/quarter

Primary School Catchment: Rockingham Beach Primary School

Secondary School Catchment: Rockingham Senior High School

DISCLAIMER: Please be advised that the information provided is solely for general informational purposes. It is sourced from both the Seller and third parties, including relevant local authorities, and is subject to change without notice. We do not warrant or guarantee its accuracy, and interested parties should not rely solely on it. It is strongly recommended that individuals conduct their own independent enquiries.