

**76C PARKIN STREET, Rockingham, WA 6168**



**Townhouse For Sale**

Wednesday, 26 June 2024

76C PARKIN STREET, Rockingham, WA 6168

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 302 m2**

**Type: Townhouse**

## Contact Agent

To enquire, please email or call 1300 815 051 and enter code 8977 Set Date Sale. All offers to be presented on 18th July at 6pm. \*\* Located a mere 4 minute walk from the best of the Palm Beach Foreshore, where you will find the Rockingham Jetty and the ever popular Spill the beans Cafe at the end of the Street. Choose a morning dip before coffee or a leisurely stroll along the foreshore to the Palm Beach Board Walk with all its restaurants, cafes and shops. This Just completed, huge town house at over 300m certainly has it all. Built to an impeccable standard throughout, utilizing nothing but the best of materials, and finest of finishes. Built by boutique builder, Lomma Homes (look them up here - [lommahomes.com.au](http://lommahomes.com.au)) this home includes double glazed windows to keep you warm in winter and cool in summer, plus ensuring the home is nice and quiet. The list of inclusions is so long we had to put it at the bottom of the description in dot points. The bespoke Chef's kitchen is the focal point of the spacious open plan living area and includes a combination wall oven stack, induction hotplate, dishwasher, more soft closing drawers than you can poke a stick at, water supply to the generous fridge recess, overhead cabinetry, feature LED lighting and an underslung double bowl sink that's big enough to bath a 3 year old in, complete with drainage groves routed into the marble look stone top. The family room area steps directly on to the fully tiled Alfresco area which in turn leads on to the low maintenance back yard. The guest bedroom on the ground floor would rival most master bedrooms in terms of size, complete with its own private ensuite, with toilet, walk in shower and floating vanity unit. Add to that the large fully decked out built in robe, and you might find it hard choosing which bedroom to claim as your own. The laundry with its full width stone top overhead cabinetry and abundance of natural light provides direct access to the drying court, it is so nice, it might even be pleasurable to do the laundry. The ground floor is completed with additional linen storage, the double garage and associated storage space and a powder room. The garage door has roller door access to the rear of the property. The floating timber staircase finished with frameless glass balustrade is adorned with a feature pendant and leads to the enormous sitting area on the first floor. The two minor bedrooms are anything but minor, each one easily able to accommodate a king sized bed and each being served by a walk in robe plus the provision of a desk recess. These two bedrooms are serviced by a separate powder room, and generous bathroom complete with walk in shower, floating vanity and free standing bath. The master bedroom has one of the most practical walk in robes you will find with an abundance of shelving. It also has a walk in Rain shower in the ensuite and a separate toilet. Yes that is correct, this home has 4 toilets. There is also a large walk in linen and a study nook on the upper floor. With no strata fees or meetings or common bills to pay this is a great find, whether you are looking for a low maintenance home or low hassle investment property. The home was previously let for \$1050 / week and could possibly be let for more in the current market. This, plus the generous depreciation allowances available make it a fantastic investment opportunity in what is becoming a sought after area. With the influx of busy professionals and executives needed to service the Defence Force's \$8 billion worth of spending in the area, there is a lack of high quality housing like this in the area, which is sure to result in significant growth as the demand for quality properties, created by the influx of professionals and executives is going to far out way the supply. LIST OF INCLUSIONS: Double Glazed windows and doors Stone tops throughout Reverse Cycle ducted Wifi controllable Airconditioning Large format porcelain tiles including to alfresco Extensive cabinetry, with soft closing doors and drawers, lacquered and textured timber look finishes Anticon roof insulation R4.1 ceiling insulation upstairs and down Wall insulation European tapware throughout Combination wall oven stack complete with microwave capability Dishwasher Induction hot plate Floating timber staircase Epoxy coated Garage floor Frameless glass Balustrade Designer LED feature lighting Extensive robe fit-out to all robes New construction. With potential depreciation benefits for investors. \*\*The seller reserves the right to accept an offer prior to the Set Date Sale. Disclaimer: The particulars and photographs shown in this advert are supplied for information only and shall not be taken as a representation in any respect. They are solely intended to provide a general guide. To enquire, please email or call 1300 815 051 and enter code 8977