

# 12/2 Edmonds Cove, Safety Bay, WA 6169



## Unit For Sale

Saturday, 29 June 2024

12/2 Edmonds Cove, Safety Bay, WA 6169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: Unit**



Hayley Tubbs  
0403569005

**From \$495,000**

An exciting opportunity awaits the over 55's with this beautifully appointed 3 bedroom 1 bathroom unit boasting a sunlit aspect, offering easy-care living and superb convenience. Also offering side gated access for security and privacy, with a long paved area leading to a workshop (large enough for a DIY enthusiast and a separate brick shed) - these inclusions are definitely a rare added bonus for this sort of property criteria. Positioned just a 2 minute drive to Warnbro Beach, a short 93-meter walk to Bus Stop 552 which takes you direct to Rockingham Train Station, and close proximity to shopping, and dining precincts, it promises a lifestyle of comfort and accessibility. Edmonds Villa's is an impressive beautifully maintained complex where residents lead an independent lifestyle. Also would be perfectly suitable for FIFO workers who want the lock up and leave low maintenance convenience. Brand new carpets and freshly painted for the new owners, you will discover a generous, air-conditioned floor plan featuring three bedrooms and a spacious living area. The main bedroom has a whole wall of built in robes, and two additional guest bedrooms one which has double built in robes. The well-equipped kitchen has a built in fridge recess, built in pantry, brand new oven, overhead cupboards and ample cabinetry making meal preparation a breeze. Bathroom has a bath, shower with single vanity, and there's a separate internal laundry for added convenience. Sunlit rear patio terrace, internal storage linen cupboard, reverse cycle split system a/c, workshop and brick shed. Designed for refined living and ultimate comfort, the complex also has sufficient visitor parking. - Great sized unit with impeccable freshly renovated interiors - Sunny spacious living area - Brand new oven, good sized kitchen with overhead cupboards and ample cabinetry - Main master bedroom plus two guest bedrooms - Laundry with double linen cupboards, single trough and a separate wc - Reverse cycle air conditioning - Side access, under cover car port and visitor parking - Workshop which is an adequate size for the DIY enthusiast and also has a brick shed. Strata fees are \$1,575 per annum (\$393.75 approx. per quarter). What's nearby: 8 minute drive to Rockingham Hospital, 3 minute drive to Cafe Barco, 3 minute drive to Safety Bay Pharmacy, 4 minute drive to Rockingham City Shopping Centre, 3 minute drive to Safety Bay Tennis Club. Contact Hayley from Chalk Property, Top 5 Sales Agents in Western Australia for 2023 (RateMyAgent) for your private inspection and keep your eyes open for our first home open.