

**8/14 George Street, Rockingham, WA 6168**



**Unit For Sale**

Friday, 5 July 2024

8/14 George Street, Rockingham, WA 6168

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Shelley Clayton



Mark Clayton  
0411552309

**From \$375,000**

Say goodbye to ridiculous energy bills & hello to effortless, year-round comfort! Expertly constructed in 2018 using Thermal Comfort Homes' revolutionary ThermaStruct Building System, this pristine modern apartment has an outstanding 7.0-star energy rating (Certified by ESD Australia), guaranteeing a more efficient, affordable & eco-friendly lifestyle. And what a location! Achieve the active, social lifestyle you've always dreamed of with the beach, parks, cafés & retail hubs just metres from your doorstep. Feel the sand between your toes on the gorgeous Palm Beach Foreshore after a mere 6-minute stroll. Or walk just a little further to Lake Richmond Nature Reserve or for a day out with friends at the vibrant Rockingham Beach Road Leisure Precinct, adored for its award-winning restaurants, popular annual community events & more! - Higher-than-standard quality build with steel frame construction, glass wool acoustic insulation- Well suited to First Homebuyers, FIFO workers, Investors or Retirees - low energy costs & low strata fees equals low stress!- Personal, first floor positioning with front & rear balconies within a quiet 8-unit complex- Light & spacious open plan living/dining/kitchen further enhanced by a high, vaulted ceiling- Your sleek kitchen offers modern appliances (s/s electric oven, gas cooktop, dishwasher), abundant storage & a stylish splashback defines the space- 2 carpeted queen-sized bedrooms, master with b/in robe & access to ample paved balcony - Conveniently placed between both bedrooms, the sparkling 'Jack & Jill' ensuite bathroom/laundry combo features glass screen shower & elongated vanity with dual sinks - Vertical blinds, ceiling fans & r/c split system a/c throughout for climate control- Bosch gas instantaneous hot water system boosts the home's energy-efficiency - Quality Colorbond finishes to property (roof/gutters/fencing)- Walk to Foreshore & events including Symphony on the Green, Sculpture Awards, NYE fireworks- 5 mins to Rockingham Centre for major retailers; wide range of amenities nearby Council Rates: \$1,875.00pa Water Rates: \$795.00pa Strata Fees: \$450.00pqr