



**SOLD**

## IT'S BIG, IT'S BOLD. IT'S GOT THE GOODS.

Situated on one of the biggest blocks in Kiara is 13 Rockbank Place, this home has so much going for it. It has been lived in and loved by the original owners since it was built and they have now decided it's time to move on and give opportunity for a new family to enjoy the property.

With 4 bedrooms, 2 bathrooms and a home office, that's just the start. Three living zones - Formal Lounge; Family Room and Games Room. There is also a large Formal Dining and if it's more bedrooms you are after - the architect planned ahead so that an easy stud wall installation converts the formal dining into another big bedroom.

### HATE SMALL BEDROOMS?

When building, the owners ensured that the building plans included bigger than usual rooms. The result is that everything about this home seems welcoming, homely and comfortable to live in. No small bedrooms here.

Built in 1991 and located at the end of a quiet cul-de-sac in the delightful suburban environment of Kiara, this home is big. If you have a large family, this home must be on your list. But it also has INVESTMENT POTENTIAL. Zoned R20/50 in the City of Swan, this huge 848m<sup>2</sup> (approximately) block can be easily subdivided whilst retaining all of the current home. So you are buying not just a house but potentially a future block of land as well, subject to approvals of planning authorities.

If subdivision is not your thing, you might find that the block is perfect for putting in a swimming pool to delight the family; or installing a workshop and parking for tradies vehicles; building a granny flat or auxillary accomodation. The possibilities are open for you to set this property up just as you want it to be, according to your lifestyle.

Take a look at the VALUE on offer here:

- 4 bed, 2 bath
- Home Office - just the ticket for today's work-from-home lifestyle. Call it Bedroom 5 if you prefer.
- Formal lounge
- Formal Dining - Convert it to Bedroom 6 if you need to.
- Family Room
- Games room, with pool table included!
- Oversized bathroom

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$720,000

**OPEN FOR INSPECTION:**  
N/A



**Gary Angel**  
**0427746700**  
gary.angel@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)