



SOLD

UNDER OFFER - MULTIPLE OFFERS RECEIVED

This property is a standout for anyone prioritizing lifestyle and location. Its position directly across from Townsend Road Reserve means you get permanent, tranquil views of the lake and parklands that won't be built out and being situated in the highly regarded Anchorage Estate, it hits the "sweet spot" of Rockingham real estate—offering a quiet, natural setting while remaining close to the coast.

The quality build with multiple living zones makes it particularly versatile, whether you're looking for a family retreat or a low-maintenance investment in a high-demand pocket of Rockingham.

With a lick of paint, new carpets & a garden refresh, this home will come up a treat!

FEATURES INCLUDE:

- 385m2 Green Title Block
- Built 2001
- King Size master bedroom with large, mirrored robes & beautiful ensuite
- Two minor bedrooms with BIR's
- Light and bright family bathroom, with separate bath & toilet
- Stunning, family sized kitchen with window splashback, gas cooktop, electric oven, rangehood, large pantry, double sink, ample cupboard/bench space and breakfast bar
- Spacious open plan living/dining off the kitchen with big windows and glass sliding door out to decked alfresco
- Separate formal lounge with lovely large windows for plenty of light, overlooking streetscape
- Alfresco with timber decking
- Solar hot water system
- Evaporative ducted Aircon plus ducted gas heating
- Bore reticulation
- Spacious laundry with abundant storage cupboards, large windows and sliding door out to the clothesline
- Double garage – accessed via laneway entrance at rear, with electric remote controlled garage door
- Large shed at rear
- Strong Rental Yield (\$720 approx. p/w)
- Council Rates \$TBA approx. FY – Water Rates \$1,211.37 FY 24-25

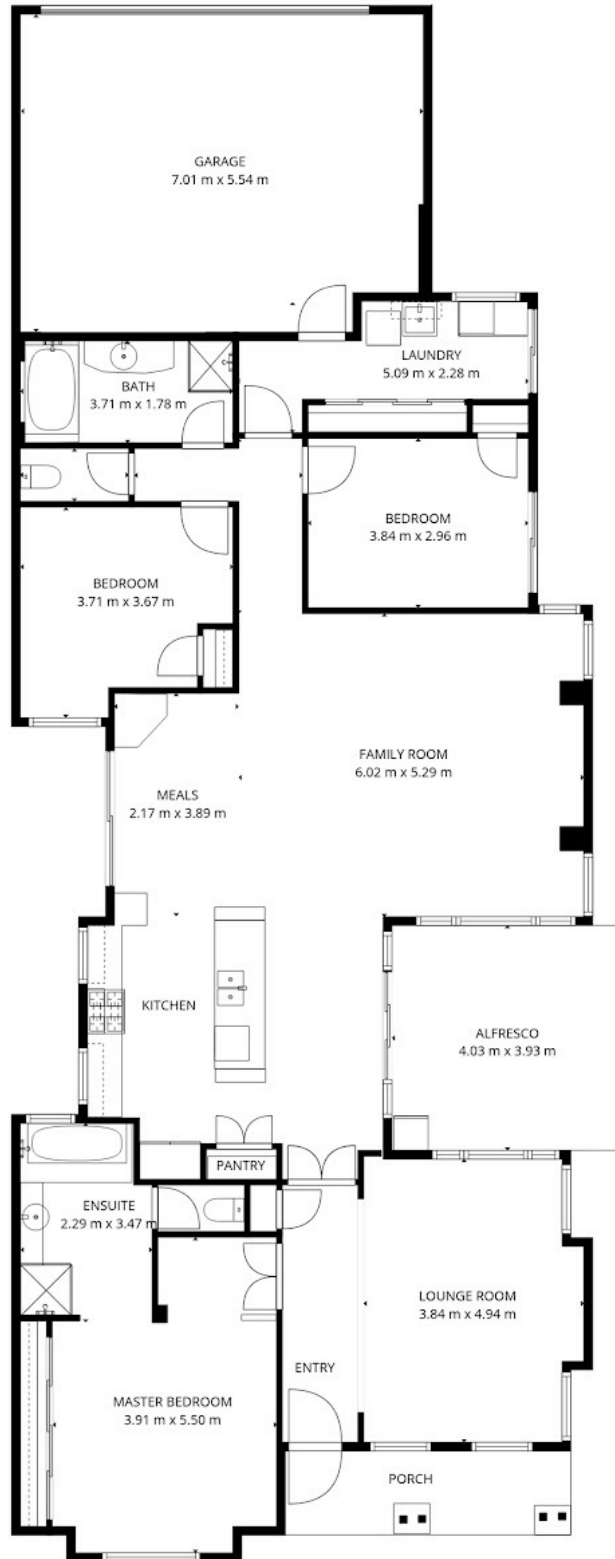
3 BED | 2 BATH | 2 CAR

PRICE:
\$852,500

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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Not to scale • All measurements are approximate • Drawn for presentation purposes only

