

**5 Trinity Court, Safety Bay, WA, 6169**



**House For Sale**

Tuesday, 26 November 2024

5 Trinity Court, Safety Bay, WA, 6169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## FANTASTIC FAMILY HOME ON A SPACIOUS BLOCK WITH PARKLAND AS YOUR REAR NEIGHBOUR

Positioned on the curve of a peaceful street and nestled beyond beautifully landscaped gardens, this welcoming property offers a range of living options across its 144sqm interior, with the flexible layout providing plenty of room for a range of buyers, including families and investors, especially given the approval already in place to be utilised as an Airbnb. The rear garden is paved for ease of upkeep, with a large shed and drive through access, with a sheltered alfresco area for outdoor entertaining, while moving inside, you have a formal lounge to the front, a separate formal dining area or possible study, plus your open plan living, dining and kitchen, with all three bedrooms spacious in their design. The generous 746sqm block is carefully maintained with a simply inviting street appeal, plus a covered carport to the side for parking and solar panels already in place for efficiency, whilst the coastal location is sure to appeal to seekers of both comfort and convenience.

Situated with a vast parkland to the rear of the property, you have plenty of green space to enjoy, with a laneway next to the home offering quick and easy access for shady strolls or playtime, with the local Senior High School positioned within walking distance, and a handy retail option nearby, whilst Rockingham itself is within easy reach with its endless shopping, dining and entertainment options. The breathtaking coastline and beaches are only a short trip away, with recreational opportunity for all ages, with road and public transport connections ensuring seamless travel within the surrounding areas or to the Perth CBD.

Features of the property include:

- Substantial master bedroom, with direct sliding door access to the alfresco and gardens, along with an effective ceiling fan and reverse cycle air conditioning unit, plus a walk-in robe and semi-ensuite access to the main bathroom
- Two further bedrooms are placed to the front of the home to enjoy those garden views, with carpeted flooring, full height sliding door robes and both ceiling fans and reverse cycle air conditioning units
- Central bathroom with a glass shower enclosure, spa bath and extended vanity with storage
- Sizeable laundry with a second shower for convenience
- Centrally placed kitchen with an in-built wall oven and a choice of cabinetry including a full height pantry, with a fridge recess, dishwasher and benchtop with breakfast bar seating
- Light and bright open plan living and dining space, with timber effect flooring and sliding doors to the alfresco and backyard
- Formal lounge to the front of the home, with plush carpet to the floor, a bay window overlooking the gardens and feature exposed brickwork with an arched entryway, plus a dedicated bar for added appeal
- Formal dining area off the kitchen, with the potential to use as a home office, activity space or additional living, with a reverse cycle air conditioning unit, bay window to the rear yard and carpet to the floor
- Sheltered alfresco off the main living areas, with an open flow to the garden beyond
- Substantial backyard with paving to the majority, ensuring minimal maintenance and plenty of room to relax, with a border of garden bed to the fence line and a raised section to the rear that's perfect for a veggie garden
- Two large sheds or workshops
- Solar panel system
- Shaded verandah to the front of the property, and a security screen to the front door
- Outstanding front gardens with lush lawn and a sweeping array of colourful plant life
- Double carport with wall mounted EV charger and gated drive through access

Built in 1985, this delightful home offers plenty of opportunity to the new owner, with a choice of living space to the interior, and large, yet well maintained, gardens to the exterior, with the location sure to suit a wide variety of buyers with a combination of both a family orientated appeal and laid back coastal convenience.

Contact Bernie today on 0433 707 633 to arrange your viewing.

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information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk-through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.