

**55 Adina Way, Rockingham, WA 6168**

**KIM·TURNER**  
REAL ESTATE

**House For Sale**

Thursday, 9 January 2025

**55 Adina Way, Rockingham, WA 6168**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 716 m2**

**Type: House**



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## Awating Price Guide From Owner

This home is just perfect for family living and will easily take you through the early years with infants right through to adulthood. Set on a 716sqm corner block it has several lawned areas where the kids and pets can play, a gorgeous heated pool for year-round enjoyment, and a huge entertaining area complete with a barbecue kitchen, ceiling fans for summer comfort and a pot-belly stove for winter. There's also a large garden shed and double gates to the backyard for parking an extra vehicle, trailer or boat. The wide driveway also has ample room for parking for cars (handy as the kids start getting their licences), a caravan or boat. The house is beautifully presented and well maintained. It also offers plenty of space for all the family. Near the entry is a theatre/lounge room with plantation shutters. It's opposite the master bedroom and could become a parent's retreat as the kids get older. The layout flows through to an open-plan living/dining/kitchen area that will be the heart of the home. Here you'll chat with the kids while they have an after-school snack at the breakfast bar, enjoy meals together and relax watching the TV in the sunken living zone. The kitchen is stylish and well-equipped, with an island bench, plenty of storage, stainless-steel appliances including a freestanding oven/cooktop and dishwasher. It also connects to an office, which in turn opens to the garage, giving you easy access when coming home with the shopping or after school. You'll also be able to entertain with ease. The living area opens to the massive alfresco area, with stunning timber-lined ceiling, making indoor/outdoor entertaining a breeze. The dining zone opens to a small deck and garden - you can enjoy a coffee (or wine!) in the sunshine with friends while the kids play. There are four bedrooms and two bathrooms. The master is at the front of the home and has plantation shutters, a mirrored built-in robe, walk-in robe and ensuite with floor-to-ceiling tiling, shower, vanity unit and toilet. Three more bedrooms are at the back of the home, offering separation for parents. They all have mirrored built-in robes. They are near the main bathroom with floor-to-ceiling tiling, bath, shower and separate toilet. Completing the expansive layout is the laundry with built-in cabinetry and a tiled splashback. Not only will the home take your family through the ages, the location will too. When it comes to education, Rockingham Early Learning centre, Kolbe Catholic College and South Metropolitan TAFE are just across the road. Hillman Primary School is minutes away. There are large and small parks in walking distance and it's a short drive to the Mike Barnett Sport Complex for the kids' sporting activities. If they're more into the movies or shopping, it's also a short drive to Ace Cinemas and the Rockingham Centre. For lovers of the great outdoors, you can be at the beach and foreshore in less than 10 minutes, or head inland and explore the walkways around Lake Cooloongup. If you need to commute, it's a four-minute drive to the train station and there's a variety of routes to the freeway.

Inside Theatre room with plantation shutters Open-plan living/dining/kitchen area with tiled flooring Kitchen with island bench with breakfast bar, underbench and overhead cabinetry, glass splashback, stainless-steel appliances including freestanding oven/cooktop, rangehood and dishwasher, pantry and fridge recess Office with timber-look flooring and kitchen and garage access Four bedrooms and two bathrooms Carpeted master bedroom with plantation shutters, mirrored built-in robe and walk-in robe and ensuite with floor-to-ceiling tiling, shower, vanity unit, heat lamps and toilet Three bedrooms with mirrored built-in robes. One bedroom has a ceiling fan Main bathroom with floor-to-ceiling tiling, bath, shower and vanity unit. Separate toilet Laundry with built-in cabinetry Linen cupboard Ducted airconditioning Outside 716sqm block Alfresco area with built-in barbecue kitchen, timber-lined ceiling, ceiling fans and pot-belly stove Heated swimming pool with water feature Courtyard with shed Lawn Garden beds Deck Garden shed Single garage with internal access via the office Side gate to the backyard Security screens Estimated current: Rates \$2 427.76 Water \$1 295.82 p/a Before you Buy:

<https://www.beforeyoubuy.com.au/reports/55-adina-way-rockingham-wa-6168/building-pest>\*Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information presented. Turner Estate Agents provides this information without any express or implied warranty as to its accuracy. Any reliance placed upon it is at the client's own risk. Turner Estate Agents accepts no responsibility for the results of any actions taken or reliance placed upon this document.\*