

7 Rodgers Way, Nickol, WA, 6714



House For Sale

Wednesday, 20 November 2024

7 Rodgers Way, Nickol, WA, 6714

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Home plus Income?

For sale at \$639,000, this superbly located property at 7 Rodgers Way, Nickol, offers both convenience and space.

What to love?

Positioned close to a quality school, daycare centre, parks, and shopping amenities, this generously sized 3-bedroom, 2-bathroom brick home sits on an expansive 720m2 block - and that's not all! There's the addition of a permitted granny flat as well.

A large frontage and side access make this the perfect place to keep your boat, caravan or any other big-boy toys, while the carport includes a lockable storeroom to keep essentials secure. With both front and rear large patios, a multitude of space for parking, and a thoughtful layout, this residence is designed to meet your every need.

Floor to ceiling windows across the front hint at the light-filled atmosphere indoors and at the rear there's a large gabled entertaining area, complete with a fan and room enough for the barbeque and lots of seating. Stretches of lawn provide a place for the kids to play and run around.

This is the ideal home to provide extended family accommodation or extra income. In the main house, enjoy the luxury of large living areas, with a separate tiled lounge. Those large windows do indeed come into their own here, with not a dark corner to be seen. The kitchen not only has a breakfast bar, but looks over to the dining area which has room for a substantial table and chairs, providing a welcoming atmosphere for family and friends. This is a spacious country style kitchen, ideal for those who love to cook and entertain. It's complete with a modern stainless wall oven and grill with gas cooktop, room for a double fridge and warm timber-look cabinetry housing a host of storage options.

The three perfectly formed bedrooms in the main house are also tiled, with built-in wardrobes and fresh, harmonising paintwork, split system air conditioning and fans. The main one has a wall of wardrobes, while its ensuite is well designed to make the most of the floorplan and has a shower and a vanity with a unique timber benchtop.

The family bathroom has a useful shower over the bath and a great sized vanity with storage. The laundry is sizeable and practical too, tiled to shoulder height so those errant splashes don't reach the painted walls.

Step out to the granny flat where you'll find a well-proportioned, truly self-contained living space with its own kitchen - there's a free-standing electric oven with rangehood and a sink unit with tiled upstand. A separate bedroom adds to the amenities, while the bathroom/laundry is well fitted with a shower, vanity and toilet, along with a tub and room for the washing machine.

With security and water filtration systems installed, this home is ready to deliver a comfortable, convenient lifestyle. Whether you're seeking extra income or a multi-generational living arrangement, 7 Rodgers Way provides flexibility, privacy, and plenty of room to live and grow. It's not just a residence, it's a lifestyle with the potential for income as well. Embrace the warmth of a well-designed living space, the practicality of tiled flooring, and the versatility of a separate approved granny flat.

What to know?

Block size: 720m2

House size: 151m2 (approx.) main dwelling

Built: 1982

Council rates: \$2,800.00 approx.

Water rates: \$1,112.59

Who to talk to?

For more information about the property, contact Anna Guillester on 0428 620 894.