

2/6 Dowling Street, Rockingham, WA 6168

Villa For Sale

Monday, 6 January 2025

CENTURY 21

2/6 Dowling Street, Rockingham, WA 6168

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Villa



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\$489,000

Welcome to this beautifully presented, modern updated villa located in the heart of Rockingham. This delightful 3-bedroom, 1-bathroom home offers a superb opportunity for both investors and future homeowners. Featuring a single carport and environmentally friendly electric solar panels, this property is a standout in the area. Ideally situated near Murdoch University, Rockingham Tafe, a primary school, and the Mike Barnett Sports Complex, convenience is at your doorstep. The cosy front lounge room is perfect for relaxing, complete with split system air conditioning for year-round comfort. The kitchen boasts ample storage space, an island bench and seamlessly flows into the family and meals area, providing plenty of room for family living and entertaining. The updated semi-ensuite bathroom includes an extra toilet, while the well-designed laundry offers plenty of cupboard space for storage needs. Step outside to the perfect patio area, ideal for entertaining guests or enjoying a quiet evening. Additional features include a brick store room for your storage needs and an efficient layout to ensure comfortable living. The property is currently tenanted until September 2025, offering a solid investment opportunity. With strata fees approximately \$2040 per year and a reserve fund of around \$200 per year, this villa provides an affordable lifestyle with excellent amenities. Don't miss the chance to secure this inviting home in an ideal Rockingham location. Property features include; * Beautifully presented modern updated villa * Ideal location, close to Murdoch University, Rockingham Tafe, Primary School and Mike Barnett Sport Complex * 3 bedrooms 1 bathroom * Cosy front lounge room with split system air conditioning * Kitchen with ample storage and island bench * Updated semi ensuite bathroom with extra toilet * Family and meals area * Laundry with plenty of cupboard space * Perfect patio area ready for entertaining guests * Brick store room * Single carport * Electric solar panels * Currently tenanted till September 2025 * Strata Fees approx \$2040yr * Reserve Fund approx \$200yr For more details or to arrange a viewing please contact Adam Roberts & Phil Davies on 0410 490 020 or 0417 957 433.