



PRICE: SOLD BY PRIVATE TREATY

CONTACT

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COUNCIL RATES: \$2,155.70 per annum
WATER RATES: \$221.18 every 2 months

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16 ROSCOE TURN
ROCKINGHAM



16 ROSCOE TURN ROCKINGHAM

A wonderful opportunity to purchase a two storey no expense spared low maintenance property. An ideal home for those looking for a lock up and leave or for a growing family that wants to be on the door step to everything. Positioned in a great location, close to some of the best beaches, a vibrant centre and excellent transport links, this home has so much to offer.

16 Roscoe Turn is situated to take advantage of a two street access that has been cleverly designed by Overman & Zuideveld Pty Ltd (Northbridge) and boasts large, bright modern accommodation.

Relax in the central courtyard garden with a featured 6 seater spa (included subject to offer and conditions of sale) or take in the northerly sun from the enclosed gated front private yard. For those car lovers amongst us the rear access entrance leads to a double garage with extra store area and an internal access to the home. The side of the garage also offers double gated access to the central court yard and includes a 2x2m garden lock up shed.



ACCOMMODATION FEATURES:

- Three double bedrooms, all with built in sliding robes
- Two bathrooms and ground floor w.c.
- Separate laundry
- Master bathroom, en-suite with a full size bath, separate shower and double sinks in both bathrooms
- Walk-in dressing room area with ample built-in sliding robes
- Balcony access from master bedroom
- Two car garage with further storage area
- Green title block (no Strata fees)
- Block size 229sqm
- Polished wood floors (Tasmanian Oak)
- Study
- Open plan kitchen
- Reverse cycle air-conditioning
- Rear lock up double gate access
- Rear 2x2m garden shed
- Connected to NBN and security alarm systems
- Proposed Port Rockingham Marina
- Attic over garage space, accessed from bedroom three
- Built in 2009 and architecturally designed by Overman & Zuideveld Pty Ltd (Northbridge).