

Under Contract



5/36 Epsilon Dr, Rockingham



## STYLISH & SECURE VILLA IN PRIME ANCHORAGE ESTATE

Discover effortless living in this beautifully presented three bedroom, two bathroom villa, set within the highly sought after Anchorage Estate.

Located in a secure, gated complex, this home offers a perfect blend of comfort, style and convenience and would ideally be suited to first time buyers, small families, professional singles/couple, downsizers and investors.

Step inside to find a spacious open plan layout, featuring a well appointed kitchen with ample storage, flowing seamlessly into the dining and living areas. Large glass doors open onto a private alfresco space, offering serene views of the adjacent reserve—perfect for entertaining or unwinding after a long day.

The generous master suite boasts a walk in robe and ensuite, while the two additional queen sized bedrooms include built-in mirrored wardrobes. A separate storeroom and an extra brick-built outdoor storage area keep everything neat and organised.

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Price UNDER CONTRACT

Property Type Residential

Property ID 212

Land Area 270 m<sup>2</sup>

Floor Area 121 m<sup>2</sup>

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

**ONE**

Beyond your doorstep, enjoy access to a superb below-ground pool, BBQ area and beautifully maintained grounds. The secure complex features an intercom entry system and CCTV for added peace of mind.

Properties inside this sought after complex do not normally last long so be quick!!!

Features include

- \* Spacious master bedroom with ensuite, walk in robe & split system air conditioning
- \* Open plan kitchen/living/dining area
- \* Good size kitchen with plenty of bench space and storage
- \* Generous size family room with split system air conditioning and sliding door to alfresco
- \* Beautiful wooden flooring throughout the living area
- \* Two generously sized minor bedrooms both with double sliding mirror doors & ceiling fans
- \* Main bathroom complete with bath and shower over
- \* Separate laundry with sliding door to outside washing line
- \* Under main roof alfresco area, perfect for outdoor entertaining
- \* Private rear garden
- \* Separate outside storeroom
- \* Secure double carport with electric roller door
- \* Secure access to the on-site complex pool
- \* Pet FREE complex
- \* 270sqm lot
- \* 121sqm living
- \* Built in 2005

Financials

- \* Strata Fees: \$896.65 per Quarter (\$785.50 Admin & \$115.15 Reserve)
- \* Potential Rent: \$600 - \$620 per week

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