



### 3 Mariano Court, ROCKINGHAM FOR SALE



#### 3 bedroom house

BUYER STAMPEDE expected! Buyers will be clambering to view this beautifully presented, tardis-like property offering those in the market a rare opportunity to snap up a very substantial 3 bedroom 1 bathroom home with 2 large separate living spaces, decent size bedrooms and huge master suite at the rear – all on a generous sized block of 689sqm just across the road from Careeba park in central Rockingham.

This opportunity to purchase is our definition of an absolute “no-brainer” because it is rare to find such a fabulously spacious home combined with a good land size and a central, convenient, sought-after location all packed in to one affordable price. Representing fantastic value for money, this home has that WOW factor - and includes:

- Large front lounge/dining (or study)
- Well equipped kitchen with dishwasher and plenty of cupboard space plus breakfast bar
- Roomy, open-plan second living zone off kitchen comprising family/dining space
- Oversized master suite with a retreat area for occasional chairs and table or couch
- Enclosed patio, big back yard and bore reticulated lawns and gardens
- Quiet cul-de-sac location and positioned just across the road from a park
- Convenient central Rockingham location close to shops, schools and transport links - and train station

Perfect for first home buyers, investors, families young and old and those who really appreciate a little more space than what is usually offered in this location for this price. Deceptively deceiving from the front this home must be viewed on the inside to be truly appreciated.

3 Mariano Court, Rockingham presents extremely well; it is very cool, very stylish and very big – so, we are expecting a bit of buyer competition from the get-go. Call now to book an immediate private viewing at your earliest convenience or alternatively, we look forward to seeing you at the first home-open.

Call Scott Fletcher on 0412181122 to view today

#### Features

Built-In Robes  
2 Living Areas  
Open Fireplace



**Denise Lewis**

Principal - Lewis Holloway Property

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Study  
1 Carport  
Fully Fenced

**Land size**  
689.00 Sqm



**Denise Lewis**  
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TOTAL APPROX. FLOOR AREA 150.1 SQ.M. (1616 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.