

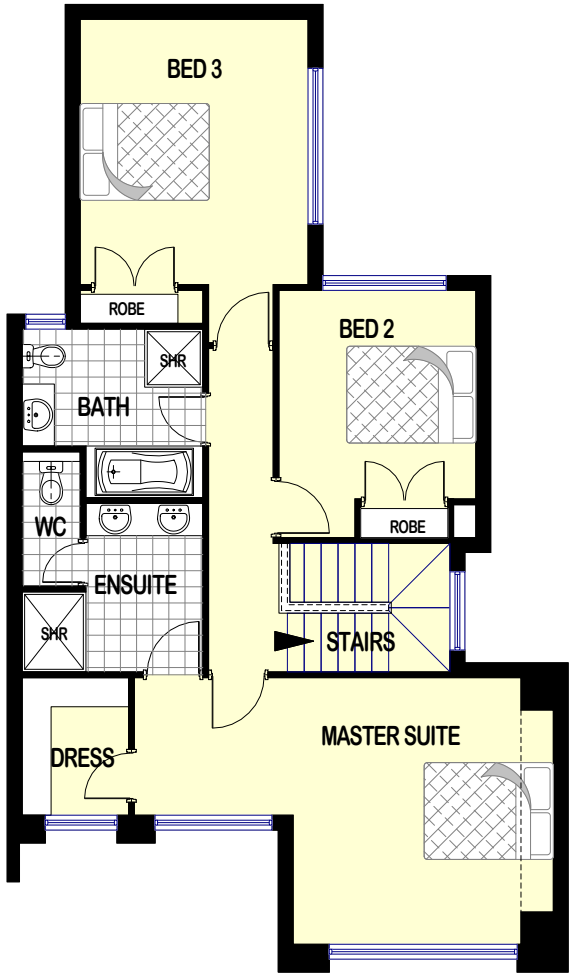
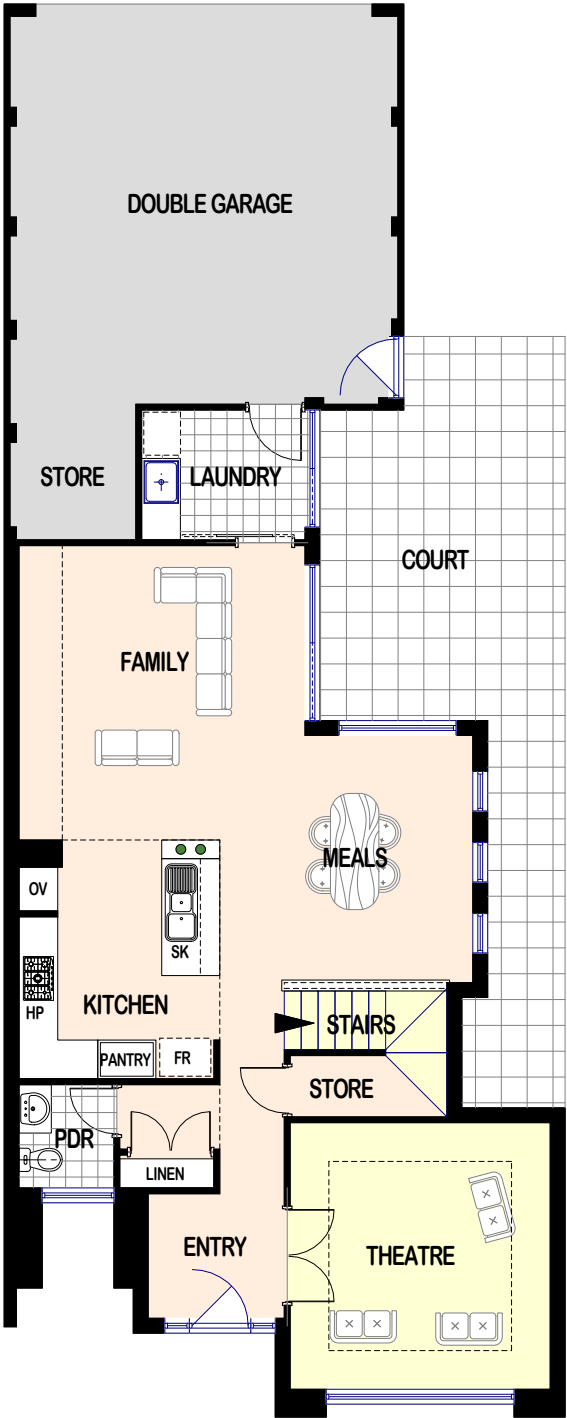
Two brand new 3x2 homes now selling.

22 and 24 Emma Street, Rockingham - \$595,000 each.

Two modern, spacious three bedroom two bathroom homes are now selling in the popular Rockingham Waterfront Village. This is your chance to be part of a vibrant urban coastal community within walking distance to Rockingham's famous foreshore, a bustling café strip and a range of first-class community facilities. Located 47km south of Perth, with bus links to the Rockingham Train Station and minutes from a revitalised city centre, each home offers modern inner-city style living in a relaxed, coastal setting.



GROUND FLOOR	96.76m ²
UPPER FLOOR	92.63m ²
GARAGE	42.78m ²
PORCH	4.47m ²
TOTAL	236.64m²
LAND AREA	228m²



Each two-storey contemporary home is designed to meet your lifestyle needs.

JUST MINUTES FROM THE BEACH, EACH HOME FEATURES:

- Three bedrooms with built-in robes
- Open plan living areas
- Separate home theatre
- Two bathrooms with an additional downstairs powder room
- Window treatments and floor coverings throughout
- Full internal and external painting
- Double garage with remote entry
- Outdoor living space with paved courtyard
- Front and rear landscaping and reticulation

SPECIFICATIONS INCLUDE:

Kitchen

- Stainless steel Abey kitchen sink with 1¾ bowl
- Alder Star chrome plated sink mixer
- Technika 900mm stainless steel gas hot plate
- Technika 600mm stainless steel electrical wall oven
- Technika 900mm stainless steel rangehood
- Laminex Diamond Gloss benchtops
- Standard laminate under bench and overhead cupboards
- Soft close drawers throughout
- Shelved pantry and pot drawers
- Dishwasher recess with cold tap
- Microwave recess
- White glossy wall tiles up to underside of overhead cupboards and rangehood

Bedrooms

- Walk-in robe with shelf and rail in Master Bedroom
- Built-in wardrobe with shelf and rail in Bedrooms 2 & 3
- Telephone point to Master Bedroom

Bathroom and Ensuite

- Alder Reward chrome plated basin and bath taps
- Imperial Tribune vitreous china vanity basin in white (double basins in Ensuite)

- Laminex vanity cabinet with postformed edging
- Chrome bow handles to cabinets
- Multiform bath in white to Bathroom
- Alder Reward shower set with designer all directional chrome plated shower head
- Pivot shower screens with clear glazing
- Framed mirror to the full width of vanity and 1000mm high
- ImperialWare Valero toilet suite in white
- White glossy wall tiles – one row over vanity and bath, bath hob and riser, shower to 2000mm high and skirting tile

Powder Room

- Alder Reward chrome plated basin taps
- Imperial Avon 500 semi-recessed vanity basin in white
- Laminex vanity cabinet with postformed edging
- Chrome bow handles to cabinet
- Framed mirror to the full width of vanity and 1000mm high
- ImperialWare Valero toilet suite in white
- White glossy wall tiles – one row over vanity

Laundry

- Oliveri T145s, 45litre stainless steel inset trough
- Alder Star chrome plated sink mixer taps and Alder Star chrome plated washing machine taps
- Laminex benchtop and cupboards with postformed edging
- Chrome bow handles to cabinet
- White glossy wall tiles – two rows over bench and trough

Floor Coverings and Window Treatments

- Cosmo Mocha (Lot 317) and Cosma Crema (Lot 318) floor tiles to Entry, Family / Meals and Kitchen – 300mm x 300mm
- Molino Mochachino (Lot 317) and Desco Lightstone (Lot 318) floor tiles to all wet areas – 200mm x 200mm
- Neutral coloured carpet throughout Bedrooms, Home Theatre, stairs and landing passage

- Viewscreen 'Ivory' roller blinds to Family / Meals
- Elite 'Dove' roller blinds throughout remainder of home

Other Features

- 32 course ceilings to Family / Meals
- Gas bayonet to Family room
- Six low voltage downlights to Kitchen and Family
- Conduit installed to Home Theatre and Family for future Foxtel connection
- Exhaust fans to Bathroom, Ensuite and Powder Room and WC
- Pre-layed ducting to ground floor ceiling for future reverse-cycle air-conditioning connection
- All interior ceilings painted with Ceiling White
- All interior walls painted with Berkshire White for Lot 317 and with Natural White for Lot 318
- Chrome plated floor wastes throughout
- 450mm x 450mm acrylic dome skylight to Ensuite
- Gliderol garage door with remote entry
- R3.0 Batt ceiling insulation

External Features

- Rendered finish to front elevation in selected colours – refer to virtual image on front page
- Avignon (two course) face brickwork to side and rear elevations
- Bluescope Colorbond Custom Orb roof in selected colours
- 1800mm high face brick screen wall and Colorbond gate to rear
- Extendaline clothesline mounted on garage wall
- Front and rear landscaping and reticulation package included
- Rinnai 26 instantaneous hot water unit
- Front and rear garden tap
- Vistapave brick paving to porch, path, driveway and courtyard as per site plan
- Face brick letterbox
- Lockable meterbox with viewing window

Sales Plan

BOTH HOMES ARE LOCATED AT LOT 317 AND LOT 318 EMMA STREET IN THE ROCKINGHAM WATERFRONT VILLAGE.



All Dimensions and Areas are subject to survey. The particulars on this brochure are supplied for identification purposes only and shall not be taken as a representation in any aspect on the part of the vendor or its agent. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. All retaining walls, services and associated easements are shown exaggerated for legibility. Tree Locations are Subject to Survey and are indicative Only. **Preliminary Engineering subject to Checks.**

For more information and to view display boards, please contact the Sales Agent:

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