









## 2B Rockton Road Nedlands WA

Tidy three bedroom, one bathroom front duplex, superbly located close to transport corridors, schools, University of Western Australia, shopping and restaurants.

Tiled entry hall leading to sunken spacious formal lounge and separate dining area. Light and bright kitchen with double stainless steel sink, electric hot plate and wall oven. Generous master bedroom with sliding built in robes, two other good size bedrooms with built in robes. Main bathroom with vanity and shower recess.

## **FEATURES INCLUDE:**

Timber look flooring throughout bedrooms and living area Ducted evaporative air-conditioning Separate laundry area and WC Single under cover carport Neat gardens partly reticulated

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