



Villa 14/94 Simpson Avenue, Rockingham

## UNDER OFFER BY FAYEZ HOURANI




Welcome to 14/94 Simpson Avenue, Rockingham &ndash; a fantastic opportunity to secure a well-presented home in a convenient and highly sought-after location. Currently tenanted and very well looked after, tenant would love to stay making it a very safe investment, or whether you're a first home buyer or downsizer this property offers comfort, practicality, and exceptional access to local amenities. Positioned within a well-maintained complex, this home offers easy-care living with a functional layout designed for everyday comfort. Enjoy a low-maintenance lifestyle while being just minutes from schools, transport, and shopping facilities.

Prime Location Highlights:

- Kolbe Catholic College &ndash; 0.46km
- Murdoch University Rockingham Campus &ndash; 0.76km
- Hillman Primary School &ndash; 1.17km
- SMYL Community College &ndash; 1.31km
- Bungaree Primary School &ndash; 1.46km

With Rockingham Train Station just a short drive away, commuting to Perth CBD or surrounding suburbs is simple and convenient. You'll also enjoy close proximity to shopping centres, parks, and Rockingham's beautiful coastline.

This is an outstanding opportunity to secure a well-located property in

2  1  1 

### FOR SALE

Please Call

### AGENTS

Fayez Hourani  
0468 363 164  
fayez@ljhkwinana.com.au

### AGENCY

LJ Hooker Kwinana  
(08) 9439 3333

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

a growing coastal community.

For more information or to arrange a viewing, contact Fayeze Hourani on 0468 363 164 today.

## MORE DETAILS

Property ID 1K6CGQ5  
Property Type House

**Fayeze Hourani 0468 363 164**

Director/Licensee | [fayeze@ljhkwinana.com.au](mailto:fayeze@ljhkwinana.com.au)

**LJ Hooker Kwinana (08) 9439 3333**

Unit 4, 40-46 Meares Avenue, KWINANA WA 6167  
[kwinana.ljhooker.com.au](http://kwinana.ljhooker.com.au) | [reception@ljhkwinana.com.au](mailto:reception@ljhkwinana.com.au)



All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.