



56 The Avenue, WARNBRO, WA 6169

CALLING ALL CAR ENTHUSIASTS! 4X2 WITH A POWERED WORKHOP AND A MECHANICS PIT!!!

This property is ready for a little TLC, though it has lots of potential and is in a highly sought-after location. Make it your own!

This property features 4-bedrooms, 2 bathrooms, an open planned layout, 2 living spaces consisting of a front lounge and a family living area, a large patio entertaining area and a big backyard with plenty of room for the kids and fur babies to run free.

Additional features include ducted reverse cycle air-conditioning throughout for year-round comfort, roller shutters on the front windows for added security, an attic for extra storage space, triple car enclosed garage for secure parking plus additional parking space out the front and a powered workshop with 15-amp electrical capability and a Mechanics pit, perfect for the handyman or car enthusiast.

Ideally located within a short distance to beautiful parklands, transport routes, schooling, local shopping facilities, and only a short drive to the pristine beaches of Warnbro.

TYPE: Sold

INTERNET ID: 300P101321

SALE DETAILS

**Offers Invited - Early
\$400,000's**

CONTACT DETAILS

Rockingham Baldivis
14/10 Livingstone Tce
Rockingham, WA
08 9599 6600

Tony Ansara
0410 107 787

Call Tony Ansara anytime on 0410 107 787 for questions or queries or to book a viewing. Facetime viewings are also available.

Property Features

Year built 1992

Lot size (approx.) 680m²

Front security wall

4 Bedrooms (Master bedrooms with an ensuite and walk-in robe, Bedrooms 2 and 3 have built-in robes)

2 Bathrooms

Front lounge

Open plan kitchen, family dining area

Ducted reverse cycle air-conditioning throughout

Roller shutters on the front windows

Attic space for extra storage

Large patio area

Garden shed

Rear access from garage to a powered workshop with a Mechanics pit

Powered workshop with 15-amp electrical capability

Triple car enclosed garage

Plenty of parking space out the front

Location Features

The nearest bus stop (The Avenue Before Dress Circle) 110m (approx.)

Warnbro Train Station 1.9km (approx.)

Warnbro Centre 2.2km (approx.)

Aqua Jetty 2.3km (approx.)

Palm Springs Medical Centre 2.5km (approx.)

Warnbro Beach 2.9km (approx.)

Kwinana Freeway 7.6km (approx.)

Perth 51.9km (approx.)

Schools

Warnbro Primary School 1.6km (approx.)

Koorana Primary School 1.7km (approx.)

Waikiki Primary School 1.9km (approx.)

Charthouse Primary School 2.7km (approx.)

Warnbro Community High School 2.7km (approx.)

Safety Bay Senior High School 4.6km (approx.)

St Bernadette's Catholic Primary School 4.2km (approx.)

Living Waters Lutheran College 2.5km (approx.)

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

- Land Area 680.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double carport





