

## 12 Greenlea Crescent, WARNBRO, WA 6169

INVITING COASTAL RESIDENCE, WITH SPACIOUS GARDENS AND DRIVE THROUGH ACCESS TO A POWERED WORKSHOP

The Openn Negotiation has started. (Openn Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out.

Placed within a quiet cul-de-sac setting with quality homes to the surrounds, this convenient coastal location offers a spacious 576sqm block, with a choice of inviting living options across both the inside and out. Your gardens overflow with appeal, with drive through access to the backyard and a powered workshop, with carefully manicured lawns, and a vast alfresco to ensure a variety of entertaining or relaxation throughout. Your interior also benefits from a choice of living options, with a generous lounge on entry, and an open plan kitchen and dining area beyond, while all three bedrooms and the central bathroom ensure comfort for all.

The striking facade provides a charming welcome home, with the red brick exterior contrasting perfectly with the lush green lawn of the front garden, while a sheltered verandah offers space to sit, and is further complemented by the feature lacework for added character. Your paved driveway leads to a secure roller door, with carport parking beyond and drive through access to the backyard. Once inside, your tiled

**TYPE:** For Sale

**INTERNET ID:** 300P118650

**SALE DETAILS**

**MUST BE SOLD!**

**CONTACT DETAILS**

**Elders Real Estate  
Rockingham & Baldivis**  
8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**David Parlor**  
0412 734 727

hallway opens to a large lounge to the right, with carpet underfoot and a beautiful bay window to enjoy, while the flexible space allows multiple uses within. Your open plan dining area follows on with tiled flooring and sliding doors directly to your generous alfresco, with the kitchen overseeing all and equipped with a built-in stainless-steel wall oven and gas cooktop, extensive cabinetry and a sweeping breakfast bar for a casual bite.

All three bedrooms are situated to the left of the residence, with carpet to all, while the master benefits from a walk-in robe and semi-ensuite access to the centrally placed bathroom. Moving to the exterior and your expansive alfresco wraps around the home, allowing for a multitude of layouts and ample space to gather a crowd, with paving throughout for seating. And finally, the fully fenced and substantially sized backyard is lawned, with planted greenery to the border, and easy access to that large, powered workshop.

Located just a quick stroll from a variety of parkland, including a sporting oval and recreational facilities, this well-placed position offers convenient access to the local retail precinct, and a seamless commute to those in need given its proximity to the train station and major road links. A choice of nearby schooling provides a family appeal, while the sensational coastline and beaches offer endless leisure opportunity, and a popular setting to call home.

Other features of the property include:

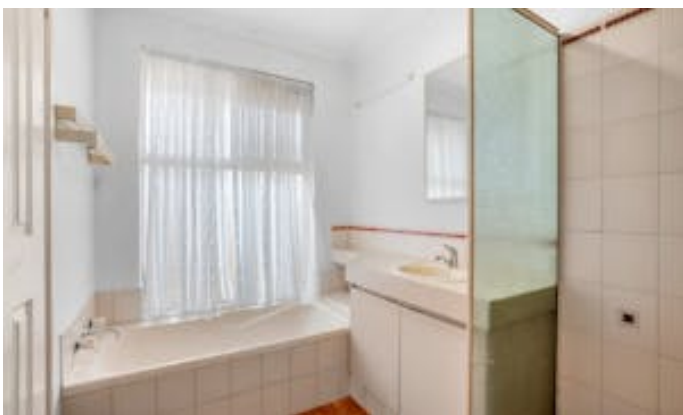
- Flexible interior floorplan
- Walk-in robe to the master bedroom
- Built-in robe to one of the minor bedrooms
- Semi- ensuite bathroom equipped with a shower recess, bath and vanity
- Private WC
- Separate laundry with a linen closet for storage
- 2 x Reverse cycle air conditioning units, to the lounge and master bedroom
- 2 x gas bayonet points
- Gas storage hot water system
- Security screening to the doors
- 6m x 3m powered workshop
- Bore with reticulation
- Built in 1994

Contact David Parlor today on 0412 734 727 to arrange your viewing.

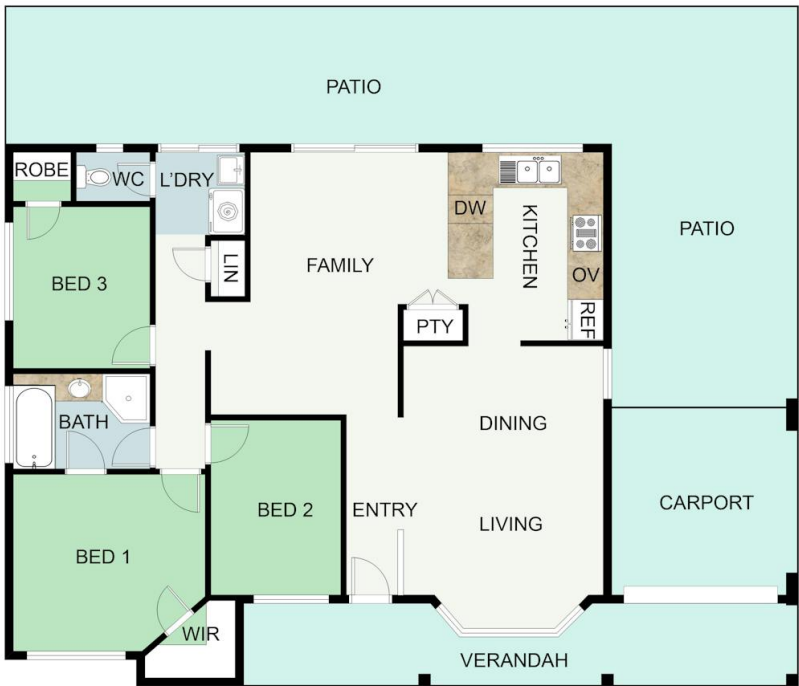
The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, 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.

All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 576.00 square metres
- Building Area: 107.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage







FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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