



6 Holcombe Road, WARNBRO, WA 6169

SOLD BY GILES NEW

Move swiftly to secure this superb 4 bedroom 1 bathroom home nestled in beachside Warnbro. Ideal for owner occupiers looking to embrace the fantastic lifestyle opportunities on offer and investors capitalizing on the high rental demand. Enjoying an enviable location with the stunning beach within walking distance and close to locals schools, shopping and transport links.

Updated and improved boasting fresh paintwork throughout, new carpets to bedrooms and new window treatments this is move in ready for new owners or tenants. Offering plenty of space throughout with lounge/dining, kitchen meals and large games room. Master bedroom with parents retreat with potential to remodel to create a 5th bedroom.

Occupying an enormous 967m2* corner with the benefit of side access to the front of the property and also rear access offering multiple options for secure off road parking. In addition the generous double carport leads through to a large powered workshop.

Features:

TYPE: Sold

INTERNET ID: 300P125257

SALE DETAILS

Offers From \$499,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Giles New
0426277914

- Four bedroom 1 bathroom home
- Master bedroom with parents retreat/potential 5th bedroom
- Generous minor bedrooms
- Lounge/Dining
- Kitchen/meals
- Games room
- Family bathroom
- Large laundry room
- Covered front verandah
- Large backyard
- Side and rear gated access
- Double carport
- Powered workshop
- Fresh paintwork throughout
- New carpets to bedrooms
- New window treatments
- New solar hot water system
- Bore reticulation
- 967m2* block
- Beachside location
- Ideal family home/Investment

For further information please contact Giles New today

Call: 0426 277 914

Email giles.new@profrh.com.au

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 and distances are approximate only and marked with an (*Asterix). Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their due diligence before entering into an offer.

- Land Area 967.00 square metres
- Bedrooms: 4

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Bathrooms: 1
- Double carport







