



8 Cobia Rise, WARNBRO, WA 6169

SOLD BY DAVID PARLOR

CURRENT BID \$500,000 | 8 QUALIFIED BIDDERS

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.

MODERN AND CONTEMPORARY COASTAL LIVING

Sitting at the end of a quiet cul-de-sac in an elevated position behind the shade of an enormous tree, sits this fantastic family home. With a sweeping extra wide driveway that leads you into the light and bright residence, with living areas that flow from front to back and out to the spacious rear yard, all carefully updated with modern fixtures and contemporary fittings throughout.

With a 553sqm* block, the garden provides plenty of room with its raised lawn and fresh concrete surround, while inside you have 115sqm* of living with 3 bedrooms, a renovated bathroom, formal lounge and dining to the front and open plan family living, meals and kitchen to the rear.

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.

TYPE: Sold

INTERNET ID: 300P128818

AUCTION DETAILS

7:00pm, Thursday
September 14th, 2023

CONTACT DETAILS

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

David Parlor
0412 734 727

Features of the home include:

- Stylish kitchen with crisp white cabinetry, subway tiling, in-built stainless-steel appliances, on-trend black handles and tapware and a striking wooden benchtop with waterfall edge
- Spacious family meals and living area, with an effective reverse cycle air conditioning unit and sliding door access to the rear garden for ease of entertaining or family life
- Secondary lounge and dining to the front of the home, with a flexibility to use as suits your family with an activity space, theatre room or extended living all perfect examples, given its easy passage through the home
- Master suite at the front of the home, flooded with soft natural light, with a walk-in robe and semi-ensuite access to the main bathroom
- Two further sizeable bedrooms, both with open robe recesses
- Renovated bathroom, with neutral colour scheme, shower, bath and vanity
- Separate laundry with plenty of storage and a private WC
- Timber laminate flooring to the entire property
- LED downlighting and fresh white paintwork throughout
- Large concrete patio area that wraps around the home, perfect for outdoor entertaining
- Raised lawned garden at the rear, with plenty of room for the children or furry friends to play, with automatic reticulation for minimal upkeep
- Sandpit and handy garden shed to the side of the home
- Single carport with gated entry and drive through access

Built in 2001* and positioned just a 3-minute* drive to the glorious sandy beaches of Warnbro Foreshore, you are perfectly placed for laid back coastal living, and with a range of schooling, retail facilities and recreation options in abundance, this move-in ready residence is well suited for easy family life, convenient professional living or a quality investment opportunity.

Contact David Parlor today on 0412 734 727.

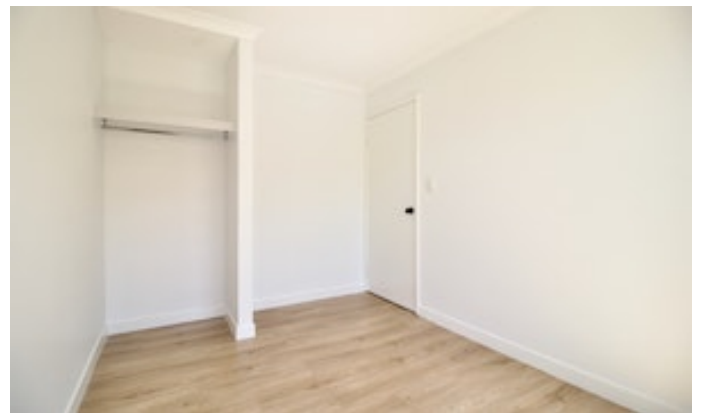
The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, 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 553.00 square metres
- Building Area: 115.00 square metres
- Bedrooms: 3

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- Bathrooms: 1
- Single carport









F L O O R P L A N