



2 Carmana Lane, WARNBRO, WA 6169

SOLD BY TONY ANSARA

Neat and Tidy 3x2 Nestled in the Established Suburb of Warnbro!

This well-maintained residence was designed for relaxed living and outdoor entertaining.

Featuring 3 bedrooms, 2 bathrooms, well-appointed kitchen, two living areas consisting of a front lounge and family living area, amazing patio entertaining area, storage area and a grassed backyard.

Definitely put this one on your shortlist!

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.

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

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: 300P129007

SALE DETAILS

Mid \$400,000's

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

Tony Ansara
0410 107 787

Property Features

Year built 2002

Lot size 458m2*

3 Bedrooms (Master bedroom with an ensuite plus a split system reverse cycle air conditioner All bedrooms have built-in robes)

2 Bathrooms

Front living room

Functional kitchen

Open plan living area

Front and back security screen door

Amazing outdoor patio entertaining area

Single car garage with access to the backyard

Location Features

Amadeus Crescent Park 190m*

Eva Lynch Park 190m*

Nearest Bus Stop (Eva Lynch Way Before Arabella Meander) 400m*

Warnbro Centre 1.1km*

Palm Springs Medical Centre 1.1km*

Aqua Jetty 1.4km*

Stargate Shopping Centre 2.3km*

Port Kennedy Central 3.2km*

Warnbro Train Station 4.4km*

Perth 54.4km*

Schools

Rockingham Lakes Primary School 1.4km*

Koorana Primary School 1.4km*

Port Kennedy Primary School 2.5km*

Warnbro Primary School 2.8km*

Warnbro Community High School 1.8km*

St Bernadette's Catholic Primary School 2.5km*

Living Waters Lutheran College 2.6km*

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

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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 458.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage





