



11 Ledger Street, WARNBRO, WA 6169

Home Open Sunday, 24th August from 11:00-11:30am

Beautifully Presented 4x2 Nestled in the Highly Sought-After Beachside Suburb of Warnbro!

END DATE SALE - All offers to be submitted by 5:00pm on the 8th of September 2025, unless sold prior. Suits buyers from the Early to Mid \$800,000's

Set amongst other quality properties and situated on a generously sized 728sqm* block, this neat and tidy residence offers spacious accommodation for a growing family.

Featuring 4 large bedrooms, study/5th bedroom or nursery, 2 bathrooms, theatre room, well-appointed kitchen with 900mm stainless steel appliances and ample storage space, massive open plan living design, linen storage, laundry, and ducted reverse cycle air-conditioning throughout for year-round comfort.

Outside features an alfresco dining area, freshly laid lawn in the backyard, potential large side access, and double car garage with a shopper's entry.

TYPE: For Sale

INTERNET ID: 300P154038

SALE DETAILS

End Date Sale - From Early to Mid \$800,000's

CONTACT DETAILS

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

Tony Ansara
0410 107 787

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

Call Tony Ansara anytime with any questions or queries. A detailed property video is available upon request via Whats App on 0410 107 787.

Property Features

Year built 2014

Lot size 728m2*

4 Good sized bedrooms (Master bedroom with large walk-in robe and ensuite, Minor bedrooms with robe recesses)

Study/5th Bedroom/Nursery

2 Bathrooms

Stylish Kitchen with 900mm stainless steel appliances, and ample storage space

Spacious open plan living design

Theatre room

Laundry

Linen storage

Ducted reverse cycle air-conditioning throughout

Alfresco dining area

Freshly laid lawn in the backyard

Potential large side access

Double car garage with a shopper's entry

Location Features

Nearest bus stop (Currie St After Dodd Pl) 450m*

Warnbro Beach 800m*

Aqua Jetty 1.6km*

Warnbro Community Recreation Centre 1.8km*

Warnbro Centre 2km*

Palm Springs Medical Centre 2km*

Stargate Shopping Centre 2.1km* Port Kennedy

Warnbro Train Station 4.5km*

Perth 55km*

Schools

Warnbro Primary School 1.8km*

Koorana Primary School 2.3km*

Port Kennedy Primary School 3km*

Rockingham Lakes Primary School 3.2km*

Warnbro Community High School 1.5km*

Safety Bay Senior High School 5.7km*

St Bernadette's Catholic Primary School 3.1km*

Living Waters Lutheran College 750m*

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 728.00 square metres
- Building Area: 220.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







