



36 Studzor Street, WARNBRO, WA 6169

Home Open Saturday, 6th June from 2:15-2:45pm

Fantastic Family Home Situated in the Well-Established Beachside Suburb of Warnbro!

Nestled in a great coastal location and set on a generously sized 728sqm block*, this beautifully presented property offers multiple indoor and outdoor living spaces, providing plenty of room for the whole family to enjoy.

Featuring 4 large bedrooms, 2 stylish bathrooms, spacious front living room, open plan living design, functional kitchen with ample bench and storage space, dining area, and laundry with separate toilet.

Outside features a large patio entertaining area, separate games room, swimming pool, grassed backyard with plenty of room for the kids and fur babies to play and run free, and double car garage with roller door access to the backyard.

Additional features include security screens and doors, ceiling fans, split system reverse cycle air-conditioners for year-round comfort, fireplace in the front living room, and solar panels for energy savings.

TYPE: For Sale

INTERNET ID: 300P164607

SALE DETAILS

**From Higher
\$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.

****THIS PROPERTY IS LEASED UNTIL 20TH JULY 2026 at \$630 PER WEEK****

Property Features

Year built 1985

Lot size 728m2*

4 Large bedrooms (Master bedroom with ensuite)

2 Stylish bathrooms

Spacious front living room

Functional kitchen with ample bench and storage space

Dining area

Open plan living design

Separate games room

Laundry with separate toilet

Split system reverse cycle air-conditioners

Ceiling fans

Fireplace (front living room)

Security screens

Large patio entertaining area

Swimming pool

Grassed backyard

Solar panels for energy savings

Bore reticulation

Double carport with roller door access to the backyard

Location Features

Nearest bus stop (Currie St Before Studzor St) 600m*

Warnbro Beach 450m*

Aqua Jetty 1.5km*

Warnbro Community Recreation Centre 1.7km*

Warnbro Centre 1.9km*

Stargate Shopping Centre 2.2km* Port Kennedy 2.2km*

Palm Springs Medical Centre 2.2km*

Warnbro Train Station 4.4km*

Perth 54.9km*

Schools

Warnbro Primary School 1.5km*

Koorana Primary School 2.4km*

Port Kennedy Primary School 3.1km*

Rockingham Lakes Primary School 3.4km*

Warnbro Community High School 1.4km*

Safety Bay Senior High School 5.3km*

St Bernadette's Catholic Primary School 3km*

Living Waters Lutheran College 700m*

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
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2







