



56 Kingsbridge Road, WARNBRO, WA 6169

Home Open Sunday, 17th August from 11:00-11:30am

END DATE SALE All offers to be submitted by 5:00pm, 8th September 2025, unless sold prior. Suits buyers from Higher \$600,000's

Nestled in a great coastal location and set on a generously sized 773sqm* block, this well-maintained residence offers spacious and comfortable accommodation. Featuring 3 good sized bedrooms all with built-in robes, family bathroom with a bathtub and shower, front living room, well-appointed kitchen with ample bench and storage space, family living area, and laundry with a separate toilet.

Outside features a patio entertaining area, spacious backyard with plenty of room for the kids and fur babies to play and run free, storage sheds, and single carport with a garage door.

Additional features include 2 split system reverse cycle air-conditioners, ceiling fans, woodfire heater to keep cosy in the colder winter months, and security screens and doors.

Located close to beautiful parklands and is only minutes to transport routes, quality

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: For Sale

INTERNET ID: 300P164613

SALE DETAILS

End Date Sale - Offers From Higher \$600's

CONTACT DETAILS

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

Tony Ansara
0410 107 787

schooling, local shopping facilities and the pristine beaches of Warnbro Sound.

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 1989

Lot size 773m2*

3 Bedrooms all with built-in robes and ceiling fans

Family bathroom with a bathtub and shower

Front living room

Well-appointed kitchen with ample bench and storage space

Family living area

Laundry with separate toilet

Woodfire heater in the family living area

2 x Split system reverse cycle air-conditioners (Master bedroom and Front living room)

Ceiling fans

Security screens and doors

Spacious backyard

Storage sheds

Single carport with a garage door

Location Features

Nearest bus stop (Warnbro Sound Ave After Monkton Way) 270m*

Warnbro Beach 1.5km*

Warnbro Centre 1.4km*

Palm Springs Medical Centre 1.7km*

Aqua Jetty 1km*

Warnbro Train Station 3km*

Perth 53.5km*

Schools

Warnbro Primary School 600m*

Koorana Primary School 1.6km*

Waikiki Primary School 2.8km*

Charthouse Primary School 2.8km*

Warnbro Community High School 1.8km*

Safety Bay Senior High School 4.8km*

St Bernadette's Catholic Primary School 3.3km*

Living Waters Lutheran College 1.7km*

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 773.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1







