



6 Maroon Place, WARNBRO, WA 6169

EASY CARE LIVING WITH LAYOUT AND LOCATION COMBINED

Offering a neat and tidy appeal, this conveniently placed property sits within a quiet cul-de-sac just moments from both the local shopping centre and parkland, ensuring a central setting and a popular choice for many. Set upon a 540sqm block, you have carport parking, gated side access to the backyard and spacious gardens to enjoy, while the interior offers three bedrooms and 1 bathroom across a carefully considered floorplan. For your living options, a formal lounge awaits to the front, with an open plan living, dining and kitchen, plus games or activity space beyond, while a generous alfresco runs along the rear of the property for outdoor entertaining.

A federation style frontage offers a welcoming street facade, with lawn before the home and feature garden beds, while your extra-wide driveway provides plenty of parking and access to both the carport and side gates. A formal lounge awaits to the right of entry, with soft carpet and plenty of natural light to enhance the neutral colour scheme that flows throughout, with a large window and views across the garden. Bedrooms 2 and 3 are placed to the left of the home, with built-in robes and carpet to both, while the master bedroom sits to the rear to benefit from sliding door access directly to the gardens, plus a cooling ceiling fan and sliding door robe for storage. With the bathroom positioned centrally and equipped with a shower, bath and vanity.

Your open plan living and dining area is tiled throughout, with the kitchen positioned to

TYPE: For Sale

INTERNET ID: 300P183284

SALE DETAILS

Offers Over \$599,000

CONTACT DETAILS

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overlook the room and fully equipped with an in-built stainless-steel wall oven, gas cooktop and rangehood, plus plentiful cabinetry and bench space. And finally, completing the interior, you have a games or activity area, with carpet to the floor and direct alfresco access for ease of entertaining or travel between. A vast and sheltered patio runs along the entire rear of the residence, with paved flooring and a semi-enclosed area that wraps around the corner of the home, while the backyard is fully fenced and lawned, with a hardstand beyond the side gates for additional parking.

Located within walking distance of a choice of parkland, with Warnbro Shopping Centre just a few steps further, this premium setting offers extensive retail, dining and recreational opportunity, with the pristine coastline and beaches just a short trip further for relaxed coastal comfort. While for your day-to-day living, a range of schooling including both public and private facilities are within easy reach, with convenient travel connections across road, bus and train links.

Other features of the property include:

- 2 x reverse cycle air conditioning units
- Updated laundry with plenty of cabinetry and counterspace
- Linen closet between the minor bedrooms
- Separate WC
- Downlighting throughout
- Security screening to the front door
- Shoppers entry from the carport to the kitchen
- Solar system with 18 panels and a 5kW inverter
- Reticulation to the front garden

Contact David Parlor today on 0412 734 727 to arrange your viewing. Viewings will be by appointment only.

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. Photos displayed in advertising were taken in September 2023.

- Land Area 540.00 square metres
- Building Area: 124.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport







