



34 Okehampton Road, WARNBRO, WA 6169

LOW MAINTENANCE LIVING WITH A POWERED WORKSHOP AND DRIVE THROUGH ACCESS

CURRENT BID \$720,000 | 5 QUALIFIED BIDDERS

The Openn Negotiation has started. (Openn Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out.

Perfectly located just a few steps from a large oval, this delightful residence offers neat and tidy living upon a spacious and easy care 502sqm block. Designed for a low maintenance appeal, you have 3 fantastic bedrooms, with the master benefitting from an ensuite bathroom, and all positioned to the right side of the home, with convenient access to the main bathroom and laundry. The left side of the residence offers your living, dining and kitchen, with a separate formal lounge to the front, and a vast alfresco that extends along the side and rear, providing plenty of room to entertain, and ample parking potential beyond the secure roller door.

A lawned garden sits to the front of the home, with a paved driveway for access, while your entry within opens directly to your formal lounge, providing complete comfort with a cooling ceiling fan, and a large window for natural lighting. The master suite sits opposite, with another ceiling fan for your well-being, and views to the front garden, with

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: Auction

INTERNET ID: 300P183699

AUCTION DETAILS

5:00pm, Thursday
September 11th, 2025

CONTACT DETAILS

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

David Parlor
0412 734 727

a walk-in robe for storage and an ensuite with a shower, vanity and WC. Moving further within, you firstly find your kitchen, with its central placement ensuring its position as the heart of the home, with extensive under bench cabinetry, wraparound counter space and in-built appliances including a brand new wall oven, plus gas cooktop. While your living and meals area follows on, with tiling to the floor, a feature recessed ceiling and another effective ceiling fan.

Bedrooms 2 and 3 are placed to the right, within a peaceful section to ensure a restful night's sleep, with overhead fans and built-in robes to both, while the main bathroom offers a bath, shower and vanity. Sliding doors from your main living area open to a sweeping patio that wraps around the residence, with an extension to your carport for parking and drive through access, while the paving to the floor provides passage around the home and entry to the powered workshop. And finally, garden beds border the fence line, while a secondary alfresco offers even more space to entertain.

Positioned just one house away from the endless Warnbro Recreational Oval, you have extensive green space literally on the doorstep, with both the local bowling club and community centre included, ensuring a range of recreational opportunity just seconds away. For the family, you have schooling and childcare facilities within walking distance, with easy access to the Warnbro shopping centre for all your retail and dining needs, while the train station and various road and bus links provide complete convenience for the daily traveller. For those seeking a laid back coastal lifestyle, the sensational beaches are just a short trip further, with picturesque walking trails, and a range of fishing, boating and water sports available.

Other features of the property include:

- Laundry with linen storage and direct exterior access
- Privately placed second WC
- Reverse cycle air conditioning unit to the master suite
- Gas bayonet point
- Newly updated carpets throughout
- Gas storage hot water system
- Automatic reticulation from the bore
- 3kW solar system with 10 panels
- 5m x 3m approx. powered workshop
- Vehicle parking for two cars tandem

Contact David Parlor today on 0412 734 727 to arrange your viewing.

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 502.00 square metres
- Building Area: 115.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage







