



## 10 Knowle Way, WARNBRO, WA 6169

Home Open Sunday, 24th August from 10:20-10:50am

Charming 4x2 Nestled in the Well-Established 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 \$700,000's

Set amongst other quality properties in a sought-after coastal location, this well-maintained residence offers spacious accommodation for a growing family.

Featuring 4 good sized bedrooms, 2 bathrooms, spacious front living room, well-appointed kitchen with stone benchtops and ample storage space, dining area, and laundry with linen storage and separate toilet.

Outside features a large patio entertaining area, 2 storage sheds, powered workshop/studio, single carport with a garage door for secure parking, and spacious backyard with plenty of room for the kids and fur babies to play and run free.

Additional features include ceiling fans, security doors, roller shutters, bore reticulation,

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:** 300P184735

### SALE DETAILS

**Offers Invited - Early to Mid \$700,000's**

### CONTACT DETAILS

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

**Tony Ansara**  
0410 107 787

and a whole house water filtration system.

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 1977

Lot size 789m2\*

4 Bedrooms (Master bedroom with a large walk-in robe and ensuite)

2 Bathrooms

Spacious front living room

Kitchen with stone benchtops and ample storage space

Dining area

Laundry with linen storage and separate toilet

Ceiling fans

Roller shutters

Security screen doors

Whole house water filtration system

Large patio entertaining area

Powered workshop/Studio

2 x Storage sheds

Spacious backyard

Bore reticulation

Single carport with a garage door

#### Location Features

Warnbro Recreation Centre 450m\*

Nearest bus stop (Warnbro Sound Ave Before Okehampton Rd) 650m\*

Warnbro Beach 1.5km\*

Aqua Jetty 1.9km\*

Warnbro Centre 2.3km\*

Palm Springs Medical Centre 2.6km\*

Warnbro Train Station 2.7km\*

Stargate Shopping Centre 3.6km\*

Perth 53.2km\*

#### Schools

Warnbro Primary School 650m\*

Koorana Primary School 2.5km\*

Waikiki Primary School 2.5km\*

Charthouse Primary School 2.5km\*

Warnbro Community High School 2.7km\*

Safety Bay Senior High School 4.6km\*

St Bernadette's Catholic Primary School 4.2km\*

Living Waters Lutheran College 2.2km\*

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 789.00 square metres
- Building Area: 130.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage













