



20 Knowle Way, WARNBRO, WA 6169

UPDATED COASTAL LIVING, WITH SIDE ACCESS TO A HUGE, POWERED WORKSHOP

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.

Centrally placed within beachside Warnbro, this carefully updated and freshly repainted home offers a light and bright interior with 3 spacious bedrooms, 1 fully fitted bathroom and multiple living areas throughout, including renovations across both the kitchen and bathroom for a modern appeal. The 728sqm block ensures ample exterior living, with an extended patio to the rear of the residence, plus sweeping lawned gardens and a sought after workshop within. Gated side access provides drive through entry, with a sheltered carport beyond the gates for secure vehicle parking, while the front of the home offers a neat and tidy design, with the large garden ensuring privacy from the street.

Placed centrally within the block, the generously sized front garden is lawned for appeal, with a mature tree and garden beds before the home, while the paved driveway is extremely lengthy in size to allow for additional parking before the double side gates. A formal lounge and dining area awaits to the interior, with both an effective reverse cycle air conditioning unit and cooling ceiling fan, with large windows allowing the natural light to flood in for a spacious feel throughout. Your family room follows on, with

TYPE: For Sale

INTERNET ID: 300P184742

SALE DETAILS

MUST BE SOLD!

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
Rockingham, WA
08 9591 4999

David Parlor
0412 734 727

a flexible design allowing for casual meals and living within, while the renovated kitchen is equipped with a freestanding oven, plentiful crisp white cabinetry including both wall mounted and under bench options, with ample bench and preparation space throughout.

Your master bedroom sits to the front of the home, with a large built-in robe for storage, and more of that natural light that spans the entire residence. While the updated bathroom is nestled beyond, including neutral tiling, a glass shower enclosure and a large vanity with storage, with bedrooms 2 and 3 to the rear of the home to enjoy those garden views, with a built-in robe to one. Sliding doors from the family room lead to your exterior alfresco, with a flat roof design that extends outward and to the fenceline with shading overhead, while the paved flooring provides ample room for relaxation. The garden is a peaceful and carefully landscaped haven, with established trees, raised beds and lawn throughout, with paving to the entire side of the home leading you from the side gates, through the carport and to the vast, powered workshop beyond.

Located perfectly for a family focus, you are walking distance to the local primary school, with inviting parkland and sporting facilities equally close by, including the local recreation centre and bowling club, with ovals to enjoy and play equipment to utilise. A choice of shopping and dining options are easily within reach, with Rockingham itself just a little further to overflow with appeal, while the pristine coastline and beaches ensure a premium setting to call home, with the train station, bus and road links on hand for convenience.

Other features of the property include:

- Separate laundry with direct exterior access and a freestanding double linen closet
- Private WC for convenience
- LED downlights to the family space
- Recently refreshed paintwork throughout
- 1 x gas bayonet point
- Gas storage hot water system
- Established grapevines within the backyard
- Dual side gates for uninterrupted access to the backyard
- Large carport with plenty of space for the vehicle, boat or caravan
- 9m x 6m powered workshop, with dual roller door entry
- Sheltered storage area to the side of the home
- Bore with reticulation for ease of upkeep

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 728.00 square metres
- Building Area: 89.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage







