

6 Princep Place, WARNBRO, WA 6169

INVITING FAMILY HOME WITH PARKLAND VIEWS AND A LARGE 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.

Nestled away in a secluded cul-de-sac with views to the expansive parkland opposite, this premium setting offers a sought after location to call home, with the property benefitting from a variety of additions and updates for a wide reaching appeal. The 680sqm block provides drive through access and a vast workshop within the backyard, with a wraparound patio for entertaining and landscaped gardens to both the front and back. The interior follows a cohesive floorplan with all three bedrooms placed around the central bathroom, and semi-ensuite access from the master, while a family lounge sits to the front, with your open plan kitchen, living and dining beyond, with both the kitchen and bathroom updated for a modern style within.

A sheltered verandah to the front offers a peaceful setting to sit and enjoy your parkland vista, with a raised and manicured garden bed overflowing with colour, and lawn to the front. While your paved driveway extends to the secure carport with roller door for parking the vehicles. You enter directly into the family lounge, with tiling to the floor that extends throughout the entire living area, with your master bedroom positioned to the left of entry. Carpeted to the floor and placed to overlook the reserve opposite, the

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TYPE: For Sale

INTERNET ID: 300P184783

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

spacious primary bedroom offers a cooling ceiling fan, plentiful robe and storage space, and semi-ensuite access to the updated bathroom, with a large vanity, shower enclosure and private WC. While bedrooms 2 and 3 are placed to the rear of the home, both also carpeted with built-in robes for storage.

Your modern kitchen is placed to the centre of the open plan living area, confirming its position as the heart of the home, with in-built stainless-steel appliances, ample cabinetry and a sweeping benchtop with breakfast bar seating, while your living and dining area is zoned for comfort, and overlooks the extensive patio and backyard. Your paved alfresco offers a choice of entertaining and relaxation across its wraparound design, with café blinds for extended use, plus a border of lush greenery and plenty of lawn within the backyard. The carport offers drive through entry to the rear garden, with the generously sized workshop offering plenty of parking, storage or workspace, both inside and throughout the lean-to along the front.

Located directly facing the Torbay Mews Reserve, this centrally placed property provides easy access to all the daily essentials, with a choice of primary and secondary schooling nearby, the Warnbro shopping centre within easy reach and the train station equally close by for a straightforward commute. While your recreational needs are well and truly taken care of, with the popular Aqua Jetty within walking distance, and both Rockingham and the sensational coastline all just a little further.

Other features of the property include:

- Separate laundry with sliding door access to the gardens
- 2 x reverse cycle air conditioning units, to the master bedroom and living area
- Ceiling fans
- Exterior roller shutters to the front of the home
- Security screening to the windows and doors
- Gas storage hot water system
- Solar panel system with a 5kW inverter and 12 panels
- Automatic reticulation from the bore for ease of upkeep
- Approximate 7m x 8m powered workshop with roller door entry
- Approximate 7m x 3m lean-to
- Garden shed

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

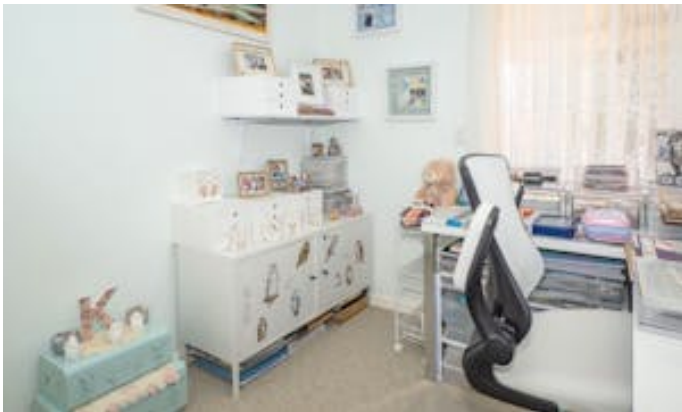
The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, 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 680.00 square metres
- Building Area: 112.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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