



10 Rocky Crossing Road, WARRENUP, WA 6330

Country Comfort Amidst Stunning Gardens

Occupying a beautifully established block of 3,177sqm, this comfortable family home will delight buyers valuing semi-rural tranquility in an idyllic natural setting.

Directly opposite farmland on the northern city outskirts, the property is a short drive from schools and shops and only 6km to the CBD, so it offers the best of both worlds.

Built of double brick and tile, the lovely 1970's home has been well maintained and is nicely presented throughout.

Light and inviting with spacious rooms, high ceilings and polished jarrah floorboards, the home has undergone some upgrades, though there's scope for buyers to personalise living spaces and add value with further modernisation.

A wood fire warms the spacious lounge at the front of the home and the adjoining dining area.

Around the corner is the neat kitchen with a pantry, a new wall oven and a gas

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TYPE: For Sale

INTERNET ID: 300P187739

SALE DETAILS

Offers Above \$725,000

CONTACT DETAILS

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cook-top.

Enhancing living options are two outdoor areas. One is a long, sheltered and paved rear patio with space for family parties; the other is a sizeable side deck with pull-down shade blinds, the ideal spot for relaxing while taking in the outlook over the gardens.

The main bedroom is king sized, while the other two are doubles, one with a built-in robe. These share the bathroom, with a bath, shower and vanity, and the adjoining toilet.

A major, outstanding feature of this property is its expansive grounds with numerous species of birds and wildlife.

Sheltered by tall, native trees at the boundary, the land presents a picturesque setting thoughtfully divided into zones for function and visual appeal.

A huge phoenix palm is a feature of the fabulous gardens at the front, where native bushes blend with cottage varieties and succulents for a colourful show and year-round enjoyment.

This is in addition to an impressive mixed orchard of more than a dozen varieties of fruit trees, several raised vegetable beds, three aviaries, shade houses, a wood shed and a lean-to for the ride-on mower.

There's a side entrance for stowing the caravan and a powered double garage with workshop space along one wall.

Scheme water is connected and there's a bore for the gardens as well as rainwater plumbed to the kitchen.

Buyers hankering for a solid home on a big, manageable block will be impressed by the outstanding lifestyle this estate offers.

Things to Note:

- Double brick and tile home
- Semi-rural 3177sqm block
- Lounge with wood fire, dining area, rear patio, deck
- Kitchen with new oven, gas cook-top, pantry
- King-sized main bedroom plus two double bedrooms
- Bathroom with bath, shower, vanity
- Laundry and separate toilet
- Opposite farmland, private gardens
- Native trees and bushes, lawns, birds and wildlife
- Extensive orchard, vegetable beds, aviaries, woodshed

- Double garage with workshop area
- Side entrance for caravan
- Scheme water, rainwater, bore
- Easy access to schools, shops, 6km to CBD
- Land Area 3,178.00 square metres
 - Bedrooms: 3
 - Bathrooms: 1
 - Car Parks: 2











Real Estate



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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