



6 Kerswell Way, WARNBRO, WA 6169

Home Open Sunday 2nd November from 10:30-11:00am

Charming 3x1 with BIG SIDE ACCESS Situated in a Prime Beachside Location!

END DATE SALE â## All offers to be submitted by 5:00pm on 17TH November 2025, unless sold prior. Suits buyers from Mid \$700,000's

Nestled in a popular pocket of Warnbro, this well-maintained residence was designed for relaxed living and outdoor entertaining. Featuring three spacious bedrooms, family bathroom with quality fixtures and fittings, well-appointed kitchen with stone benchtops and ample storage space, dining area, laundry room located adjacent to the kitchen area for ease of access, and spacious front living room.

Outside features an amazing entertaining area with a sparkling below ground saltwater swimming pool, decked area, bar area/mini putting green, 2 storage sheds, bore reticulation, low maintenance lawns and gardens, single car garage, and side access with space to park a boat or caravan.

Additional features include ceiling fans, slow combustion woodfire heater, ducted reverse cycle air-conditioning for year-round comfort, front security screen door, 3

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: 300P188148

SALE DETAILS

**End Date Sale - From
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

security cameras, complete home filtration system, solar hot water system, and solar panels for energy savings.

Ideally located close to beautiful parklands, transport routes, quality schooling, local shopping facilities, and the pristine beaches of Warnbro Sound.

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 1974

Lot size 721m2*

3 Good sized bedrooms (2 with built-in robes)

1 Bathroom with quality fixtures and fittings

Front living room

Well-appointed kitchen with stone benchtops and ample storage space

Dining area

Laundry

Ceiling fans

Ducted reverse cycle air-conditioning

Slow combustion woodfire heater

Patio entertaining area

Decked area

Bar area/Mini putting green

Below ground saltwater swimming pool

2 Storage sheds

Side access

Complete home filtration system

24 Solar panels for energy savings

3 Security cameras

Solar hot water system

Bore reticulation

Single car garage

Location Features

Nearest bus stop (Currie St Before Welch Way) 450m*

Warnbro Beach 1km*

Aqua Jetty 1.6km*

Warnbro Centre 2km*

Palm Springs Medical Centre 2.3km*

Warnbro Train Station 3.6km*

Perth 54.1km*

Schools

Warnbro Primary School 800m*

Koorana Primary School 2.2km*

Waikiki Primary School 3.3km*

Charthouse Primary School 3.3km*

Warnbro Community High School 1.6km*

Safety Bay Senior High School 5.4km*

St Bernadette's Catholic Primary School 3.9km*

Living Waters Lutheran College 1.3km*

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 721.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage







