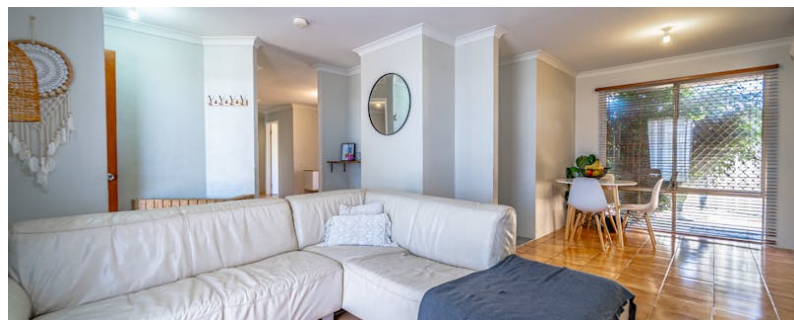




31B Moreton Crescent, WARNBRO, WA 6169

Home Open Sunday, 16th November from 11:20-11:50am

Neat and Tidy 3x1 Nestled in the Well-Established Suburb of Warnbro!

End Date Sale - All offers to be submitted by 5:00pm, 24th November 2025, unless sold prior. Suits buyers from Mid \$600,000's

This easy to maintain residence offers a great low maintenance lifestyle and is an excellent opportunity for potential first home buyers, investors or those looking to down-size.

Featuring 3 good sized bedrooms all with robes, semi-ensuite bathroom with separate toilet, well-appointed kitchen with ample storage, front living room, dining area, open plan living area, laundry, linen closet, security screens and doors, and split system reverse cycle air-conditioners for comfortable temperature control.

Outside features a patio entertaining area, storage shed, and a spacious backyard with plenty of room for the kids and fur babies to play and run free.

TYPE: For Sale

INTERNET ID: 300P189020

SALE DETAILS

**Offers From Mid
\$600,000's**

CONTACT DETAILS

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

Tony Ansara
0410 107 787

Ideally located within a short distance to beautiful parklands, transport routes, schooling, local shopping facilities, and only a short drive to the pristine beaches of Warnbro.

Call Tony Ansara any time for further details or to organise a private viewing on 0410 107 787. Facetime for video viewings is also available.

Property Features

Year built 1991

Lot size 440m2*

3 Bedrooms (Master bedroom with a walk-in robe and semi-ensuite bathroom, Minor bedrooms with built-in robes)

Semi-ensuite bathroom with separate toilet

Front living room

Dining area

Open plan living area

Kitchen with ample storage space

Laundry

Linen closet

Split system reverse cycle air-conditioners

Security screens and doors

Patio entertaining area

Storage shed

Large backyard

Location Features

Nearest bus stop (Warnbro Sound Ave After Okehampton Rd) 120m*

Dress Circle Reserve 350m*

Warnbro Train Station 2.2km*

Aqua Jetty 2.4km*

Warnbro Beach 2.7km*

Warnbro Centre 2.8km*

Palm Springs Medical Centre 3.1km*

Perth 52.7km*

Schools

Warnbro Primary School 1.7km*

Koorana Primary School 2.8km*

Waikiki Primary School 2.2km*

Charthouse Primary School 2.4km*

Warnbro Community High School 3.3km*

St Bernadette's Catholic Primary School 4.7km*

Living Waters Lutheran College 3.3km*

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







