

2 Cadiz Place, WARNBRO, WA 6169

COMFORTABLE CONVENIENCE WITHIN THIS CENTRAL AND WELL-PLACED SETTING

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.

Placed upon a corner setting within a quiet cul-de-sac, this 543sqm block has been carefully maintained to offer an inviting garden setting, with an abundance of plant life throughout, plus lawned gardens, and plenty of opportunity to relax. The interior offers two living spaces, with both a formal lounge and an open plan family hub, with flexibility to utilise as best suits your needs, while an enclosed patio extends to the rear for additional living, a games room or activity option. A sheltered patio awaits within the backyard, with a gazebo for added appeal, while for the vehicles, you have a secure and enclosed carport for parking, and a secondary open carport to the side, allowing plenty of opportunity throughout.

Overflowing with greenery, fragrant Frangipani and a carefully landscaped appeal, your initial impression is one of a much loved property, with care and attention to detail throughout, while a sheltered verandah sits before the home to provide a peaceful and private setting to enjoy your surrounds. Two carports provide plenty of vehicle storage, with an automatic door to one and an open design the other, while moving inside, a formal lounge sits to the front to make full use of those garden views, with a large

TYPE: For Sale

INTERNET ID: 300P189898

SALE DETAILS

Urgent Sale!

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

David Parlor
0412 734 727

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.

window for soft natural lighting. Your master suite is also placed to the front of the home, with soft carpet underfoot and built-in storage, while the ensuite provides a large shower, vanity and WC. Your two further bedrooms are placed to the rear of the home and also carpeted with built-in robes for storage, while the main bathroom benefits from a combined bath and shower.

Your open plan family space offers room for both living and dining within, whilst overlooking the kitchen, with sliding door access to the enclosed patio for seamless travel throughout. The kitchen provides a breakfast bar setting, with an in-built wall oven and gas cooktop, plus both under bench cabinetry and a corner pantry for storage. While the enclosed patio to the rear presents another living space or games room, with tiled flooring and plentiful windows for a sunroom effect. A patio extends to the rear for an alfresco dining option with an appealing gazebo within the backyard, while lawn and a border of plant life ensure an inviting space to rest and relax.

Located within strolling distance of a choice of parkland, including the sweeping Torbay Mews Reserve, this perfectly placed property offers easy access to a variety of retail and dining options, with the fully stocked Warnbro Shopping Centre conveniently within reach. A range of schooling and daycare facilities to accommodate all ages sits within walking distance, with excellent recreational options close at hand, including the much-loved Aqua Jetty, various sporting ovals and the simply spectacular coastline and beaches, while road and public transport connections provide a straightforward commute for the daily traveller.

Other features of the property include:

- Separate laundry with direct exterior access
- Linen closet for storage
- Ducted evaporative air conditioning
- 2 x gas bayonet points
- Instant gas hot water system, installed one year ago
- Automatic reticulation from the bore
- Alarm system
- Security screening to the doors and windows
- Storeroom within the carport
- Gazebo
- Large shed within the backyard

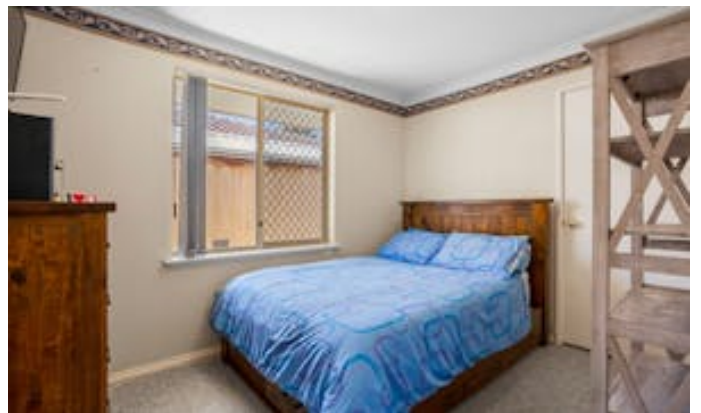
Contact David Parlor today on 0412 734 727 to arrange your viewing.

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

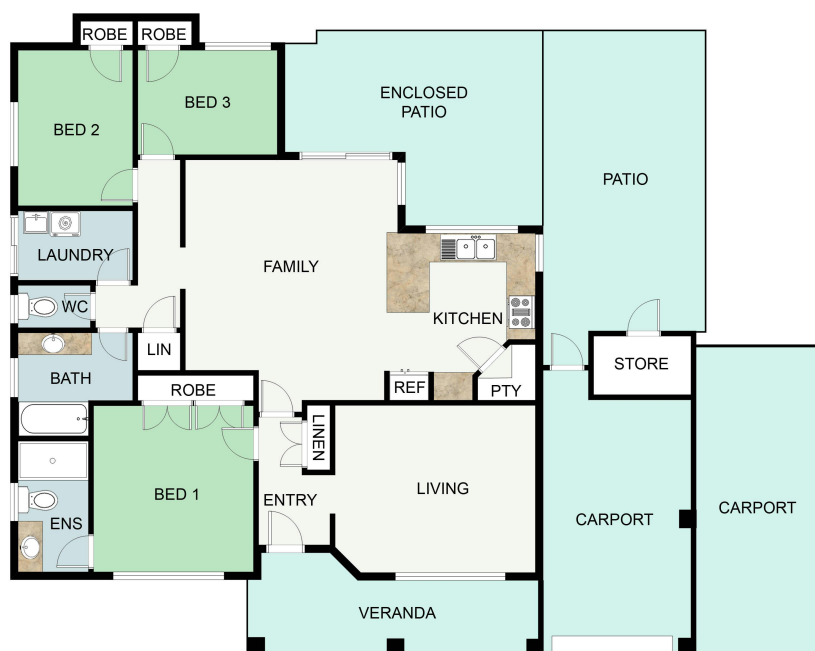
purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 543.00 square metres
- Building Area: 123.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage









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.

2 Cadiz Place, Warnbro