



80a The Avenue, WARNBRO, WA 6169

COMFORT AND CONVENIENCE, WITH GATED SIDE ACCESS AND UPDATED LIVING WITHIN

Offering a bright and modern interior, this extremely inviting residence provides an updated and move-in ready opportunity, with a choice of living options throughout the home, and absolute comfort for all. Equipped with three well-spaced bedrooms and one luxuriously renovated bathroom, you have a separate lounge to the front of the home, with an open plan kitchen and family dining space beyond. While moving outside and a spacious and sheltered patio ensures a welcoming setting to entertain, with the 548sqm* block providing a blank canvas across the gardens, allowing you to create an individual setting to suit your needs. The freestanding duplex benefits from a variety of sought after additions, with exterior shutters to the windows and side access gates to offer additional parking upon a shaded hardstand, with the secure carport placed to the other side for convenience.

Located in a central setting, you have a choice of extensive parkland within a few steps from home, with play equipment and green space to enjoy, while the picturesque coastline is just a short trip away for endless recreational appeal. For those seeking straightforward travel, the train station is easily within reach, with bus and road connections also on hand, while a choice of both schooling and shopping facilities are located to the surrounds for a laid back lifestyle, with a focus on family orientated living.

Features of the home include:

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: 300P192515

SALE DETAILS

Offers From \$699,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

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

Adam Dineley
0450217206

- Light and bright master bedroom, with carpet underfoot, an effective reverse cycle air conditioning unit and cooling ceiling fan
- Two further bedrooms, both with carpet to the floor, ceiling fans and double built-in robes
- Renovated bathroom with a freestanding bath, a glass shower enclosure and designer fluted vanity with a stone top and above bench sink
- Separate laundry for functionality
- Upgraded kitchen, with a breakfast bar for casual meals, an in-built stainless-steel wall oven and gas cooktop and ample under bench cabinetry, with a full height pantry and fridge recess included
- Large dining area adjacent to the kitchen, with timber effect flooring, an efficient ceiling fan and sliding doors directly to the alfresco
- Separate lounge to the front of the home, with timber effect flooring, an additional reverse cycle air conditioning unit and a feature brick hearth
- Cool coastal colour scheme for a contemporary feel throughout
- Quality window coverings
- Inviting alfresco along the rear of the residence, with a semi-enclosed design including café blinds for year round use and a true extension of the home
- Spacious backyard, fully fenced with garden beds to the border and a handy shed for storage, with ample opportunity throughout
- Established greenery before the home
- Exterior roller shutters to the windows
- Secure carport with roller door and a widened driveway
- Dual side access gates to a shaded hardstand for additional parking of the vehicle or boat

Built in 1993, this lovingly maintained and updated home offers cosy coastal living, with every care taken to create a welcoming space for comfort throughout. The gardens allow plenty of potential to create your own private haven, while the interior presents a move-in ready appeal with a choice of living areas and plenty of space to relax, with finally, the location ensuring absolute convenience and an appealing option for many.

Contact Adam Dineley today on 0450 217 206 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 548.00 square metres
- Building Area: 119.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage









FLOOR PLAN

80a The Avenue, Warnbro