



3/4 Moreton Crescent, WARNBRO, WA 6169

CAREFREE CONVENIENCE WITHIN A PEACEFUL PARKLAND 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.

Beautifully positioned with a vast and inviting parkland to the end of the street, this peacefully placed villa style home offers relaxed and easy care living, with absolute convenience on hand, and a low maintenance appeal throughout. Equipped with 3 well-spaced bedrooms, your master benefits from semi-ensuite access to the central bathroom, while a light filled and open plan area surrounds the modern kitchen for a choice of lounge, dining and activity space. The 219sqm block was design for minimal upkeep and maximum relaxation, with the private backyard providing a sheltered area for outdoor living, along with a decked platform for seating.

Your single garage with automatic door sits beyond a lengthy brick paved driveway, allowing additional parking potential, while lawned gardens ensure a welcoming entry home. Your master bedroom is placed to the front, with carpeted flooring and a full height built-in robe, while the bathroom is nestled next door and accessed directly for ease of use. Equipped with a shower unit, bath and vanity, the home benefits from 2 WC's for convenience, while bedrooms 2 and 3 sit to the rear and include the same carpet underfoot and built-in robes.

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: 300P193194

SALE DETAILS

**URGENT
RELOCATION SALE!**

CONTACT DETAILS

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

David Parlor
0412 734 727

Your living options sweep through the home from front to back, starting with a lounge area on entry, including timber laminate flooring, with a meals area adjacent to the kitchen, and a secondary living or activity space beyond, while sliding doors offer access to the garden for appeal. The kitchen is positioned centrally, with a benchtop that extends for breakfast bar dining, plus ample cabinetry including a full height pantry, and an in-built stainless-steel oven and gas cooktop. Moving outside and your backyard is fully fenced and offers a shaded deck for alfresco living, with easy care landscaping stone to the remainder, while a garden bed spans the fence line for you to add your finishing touch.

Located just one unit away from The Avenue Reserve, you have an epic greenspace just a few steps from home, with play equipment, basketball facilities and even a water feature to meander, with a choice of parkland to the surrounds for recreational enjoyment. The train station is easily within reach for those in search of an uninterrupted daily commute, with road and bus links also available, while a variety of retail and entertainment options are found both nearby and within Rockingham itself just a little further. For the family a choice of schooling is equally close by, while for a lifestyle appeal, the pristine coastline and beaches are just moments away, with a wealth of leisure activities and relaxation on hand.

Other features of the property include:

- Dedicated laundry, with linen closet storage
- Separate secondary WC for convenience
- Reverse cycle air conditioning unit to the main living space for year round comfort
- Gas bayonet point to the living area
- Downlighting across the living space
- Gas storage hot water system
- Powered storeroom within the backyard
- Exterior roller shutters to the front of the home
- Lawned garden before the property with hedging and a sheltered portico entry
- Peaceful position with direct street frontage
- Built in 2004

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 219.00 square metres

- Building Area: 95.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage





