

1 Barbrook Way, WARNBRO, WA 6169

RENOVATED FAMILY HOME WITH SIDE ACCESS GATES, SWEEPING GARDENS AND A VAST CORNER SETTING

Placed upon a huge 930sqm corner block within a central Warnbro location, this expertly updated family residence has undergone modern renovations across the property, creating a spacious and move-in ready home for contemporary comfort. Offering 4 bedrooms and 2 fully equipped bathrooms, you have neutral paintwork throughout and newly laid flooring across the interior, with a vast open plan family hub surrounding the upgraded kitchen for an inviting space to gather. A choice of two patios ensure relaxed alfresco entertaining, with both extremely generous in size, including an outdoor kitchen to one. While the oversized backyard is lawned to the majority and open to the opportunity to add in a pool or workshop if desired, and subject to all relevant approvals of course. And finally, for the vehicles you have large double remote garage, along with a separate hardstand and side access gates to the backyard.

Located for convenient family living, you have a choice of schooling within walking distance, with the fully stocked and popular Warnbro Shopping Centre equally close by. A range of nearby recreational appeal includes the much-loved Aqua Jetty, with a variety of parkland and sporting facilities, alongside the spectacular coastline and beaches that makes this area so desirable. While for those requiring straightforward daily travel, you have road, rail and bus connections throughout.

TYPE: For Sale

INTERNET ID: 300P194043

SALE DETAILS

Offers Invited

CONTACT DETAILS

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

Bernie Egan
0433707633

Features of the home include:

- Generous master suite to the left of entry, with soft carpet underfoot, a cooling ceiling fan and a large window to overlook the front yard, with a substantial walk-in robe for storage
- Updated ensuite to the primary bedroom, with floor to ceiling tiling, a corner shower enclosure with glass screening and a lengthy stone topped vanity with storage, plus WC
- Three minor bedrooms placed within their own section, with carpet to all
- Main bathroom shared with your laundry facilities for space saving, with a combined bath and shower with glass screening, a vanity with storage and WC, plus full length tiling throughout
- Linen storage to the hallway
- Centrally placed and renovated kitchen, with extensive contrasting cabinetry, sweeping stone benchtops and in-built stainless-steel appliances including an oven, gas cooktop and rangehood, with a large freestanding island for casual meals
- Huge living and dining zone, with space for a variety of layouts and uses across the room, including timber effect flooring, feature beams to the ceiling and an effective reverse cycle air conditioning unit, with sliding doors to both patios for seamless entertaining between
- Ducted air conditioning with heating and cooling across the residence
- Newly installed carpets and flooring
- Freshly painted throughout
- Sweeping patio overlooking the backyard, with tiled flooring, a soaring pitched roof and more than enough room to gather a crowd, plus an exterior kitchen including hot and cold plumbing and gas already in place
- Secondary alfresco to the left side of the home with the same tiled flooring and pitched roof design, plus an outlook across the lawned side garden
- Huge backyard with lawn that wraps around the entire property, including raised and planted beds and a walkway around the home, with plentiful space for the children and pets to roam, and all fully fenced for both privacy and peace of mind
- Sheltered porch to the front of the home for entry within
- Elevated and lawned front garden to emphasize the wide street frontage, with limestone planters to the border
- Solar panel system for energy efficiency
- Large concrete driveway that extends to a hardstand to the right for additional vehicle parking or storage of the boat or caravan
- Side access gates to the backyard
- Double remote garage with shelving and tool storage included
- Some furniture and appliances included with the sale, to be discussed

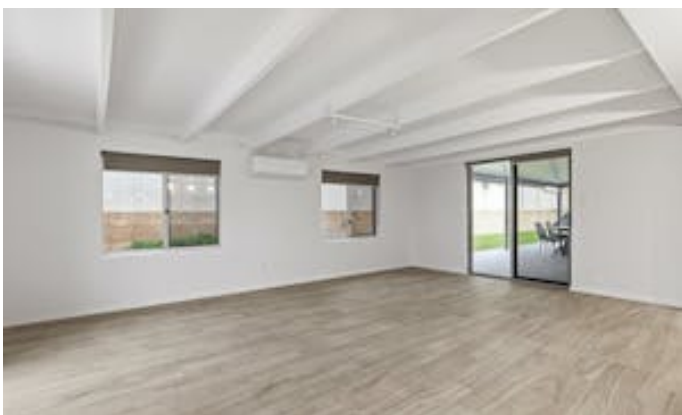
Built in 1977 and completely renovated throughout, this immaculate residence offers modern design across the entire home, with thoughtful updates to ensure longevity and functionality throughout. The interior living flows uninterrupted to your exterior patios, while the enormous gardens provide a private space to relax, and endless opportunity to create a multi-use backyard of dreams.

Contact Bernie today on 0433 707 633 to arrange your viewing.

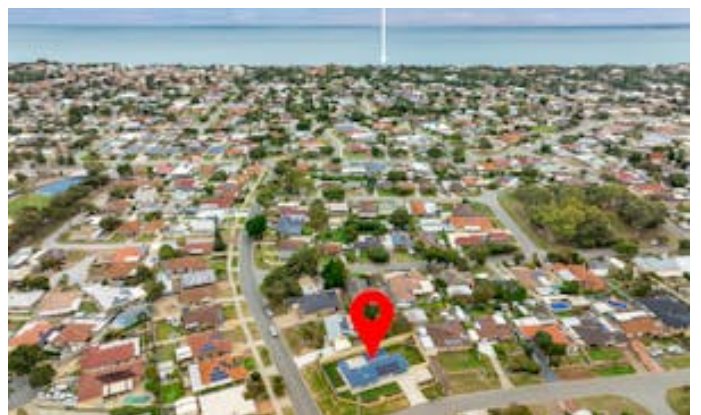
The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on this information and are required to complete their own independent enquiries, 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.

Buyers Note: 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 930.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











FLOOR PLAN

1 Barbrook Way, Warnbro