



## 22 Holcombe Road, WARNBRO, WA 6169

Home Open Sunday, 17th May from 1:40-2:10pm

END DATE SALE - All offers to be submitted by 5:00pm on 25th of May 2026, unless sold prior. Suits buyer from High \$800,000's

Fantastic Family Home Nestled in the Well-Established Beachside Suburb of Warnbro!

Set amongst other quality properties in a highly sought-after coastal location, this beautifully presented property offers spacious accommodation for a growing family.

Featuring 3 good sized bedrooms all with built-in robes, 2 stylish bathrooms with quality fixtures and fittings, enclosed front theatre/living room, well-appointed kitchen with ample bench and storage space, spacious open plan living design, activity/study area, and laundry with linen storage.

Outside features an under main roof alfresco, plus a large patio entertaining area, powered workshop, grassed backyard with plenty of space for the kids and fur babies to play and run free, single car garage, and side access with room to park your boat or caravan.

**TYPE:** For Sale

**INTERNET ID:** 300P194140

**SALE DETAILS**

**End Date Sale - From High \$800,000's**

**CONTACT DETAILS**

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

**Tony Ansara  
0410 107 787**

Additional features include ceiling fans, 3 split system reverse cycle air-conditioners, security screens and doors, security cameras, and solar panels for energy savings.

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

Call Tony Ansara anytime with any questions or queries. A detailed property video is available upon request via Whats App on 0410 107 787.

#### Property Features

Year built 2003

Lot size 745m2\*

3 Bedrooms (Master bedroom with ensuite and walk-in robe, 2 Minor bedrooms with built-in robes)

2 Stylish bathrooms with quality fixtures and fittings

Enclosed front living room/Theatre room

Well-appointed kitchen with ample bench and storage space

Spacious open plan living design

Activity/Study area

Laundry with linen storage closet

Ceiling fans

3 x Split system reverse cycle air-conditioners

Security screens and doors

Solar panels for energy savings

Security cameras

Alfresco dining

Patio entertaining area

Grassed backyard with plenty of room for the kids and fur babies to play and run free

Side access with plenty of room to park your boat or caravan

Powered workshop

Single car garage

#### Location Features

Nearest bus stop (Warnbro Sound Ave Before Holcombe Rd) 400m\*

Aqua Jetty 700m\*

Warnbro Centre 1.1km\*

Warnbro Beach 1.3km\*

Palm Springs Medical Centre 1.4km\*

Stargate Shopping Centre 2.4km\*

Warnbro Train Station 3.5km\*

Perth 54km\*

#### Schools

Warnbro Primary School 1.2km\*

Koorana Primary School 1.5km\*

Port Kennedy Primary School 3km\*

Rockingham Lakes Primary School 2.6km\*

Warnbro Community High School 1.3km\*

Safety Bay Senior High School 5.4km\*

St Bernadette's Catholic Primary School 3km\*

Living Waters Lutheran College 600m\*

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 745.00 square metres
- Building Area: 161.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1









