



9 Barbrook Way, WARNBRO, WA 6169

Neat and Tidy 4x2 with a LARGE POWERED WORKSHOP Situated in the Sought-After Beachside Suburb of Warnbro!

Nestled in a great coastal location and set on a generously sized 805sqm* block, this beautifully presented property was designed for relaxed living and outdoor entertaining.

Featuring 4 good sized bedrooms, 2 bathrooms, front living room, well-appointed kitchen with ample bench and storage space, dining area, sunken family living room, and laundry with linen storage.

Outside features an A-Framed patio entertaining area, storage shed, grassed backyard with plenty of room for the kids and fur babies to play and run free, sparkling saltwater swimming pool, gazebo, single car garage with drive through access to the rear, and powered workshop with a mechanics pit, perfect for the handyman or car enthusiast.

Additional features include a split system reverse cycle air-conditioner in the main family living area, ceiling fans, solar panels for energy savings, roller shutters on the front windows, security screen doors, and 2 security cameras for added peace of mind.

TYPE: For Sale

INTERNET ID: 300P194191

SALE DETAILS

Offers From \$899,000

CONTACT DETAILS

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

**Elders Real Estate
Rockingham & Baldvis**

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 1985

Lot size 805m2*

4 Bedrooms (Master bedroom with walk-in robe, ensuite, and ceiling fan, 2 Minor bedrooms with ceiling fans and built-in robes)

2 Bathrooms

Front living room

Well-appointed kitchen with ample bench and storage space

Dining area

Sunken family living area

Laundry with linen storage

Split system reverse cycle air-conditioner in the main living area

A-Framed patio entertaining area

Storage shed

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

Powered workshop with a mechanics pit

Saltwater swimming pool

Security screen doors

Roller shutters on the front windows

Security cameras

Solar panels for energy savings

Single car garage with drive through access to the rear

Location Features

Nearest bus stop (Currie St Before Studzor St) 450m*

Aqua Jetty 850m*

Warnbro Community Basketball Court 900m*

Warnbro Beach 1.3km*

Warnbro Centre 1.3km*

Palm Springs Medical Centre 1.6km*

Warnbro Community Recreation Centre 1.8km*

Stargate Shopping Centre Port Kennedy 2.9km*

Warnbro Train Station 3.7km*

Perth 54.2km*

Schools

Torcross Reserve 120m*

Warnbro Primary School 700m*

Koorana Primary School 1.5km*

Port Kennedy Primary School 3.1km*

Rockingham Lakes Primary School 2.8km*

Warnbro Community High School 1.7km*

Safety Bay Senior High School 5.6km*

St Bernadette's Catholic Primary School 3.2km*

Living Waters Lutheran College 650m*

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 805.00 square metres
- Building Area: 151.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage







