



## 3 Dory Way, WARNBRO, WA 6169

### INSTAGRAM WORTHY

Featured in multiple Instagram posts and in various magazines, 3 Dory Way offers the perfect blend of style, and convenience. Set on a generous 727sqm block with approximately 158sqm of internal living, this beautifully renovated four-bedroom, two-bathroom home is ideal for families, first-home buyers, or savvy investors seeking a move-in-ready property in a well-connected location.

Upon entry, you are welcomed by a thoughtfully renovated interior that showcases a fresh, modern aesthetic throughout. Using a broad colour palette, and tactile surfaces to enhance the experience, this home provides a versatile and inviting space for both relaxation and entertaining. This is complemented by a beautifully updated kitchen, complete with quality finishes, ample storage, and a functional design tailored to contemporary living.

Outdoors, the spacious backyard provides plenty of room for kids and pets to play, with potential to further enhance or personalise. The double carport and additional driveway parking add convenience, while the peaceful street setting ensures a relaxed lifestyle. Located within close proximity to local schools and a nearby shopping centre, everything you need is just moments away.

### Property Features

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:** 300P194961

#### SALE DETAILS

**Offers From \$949,000**

#### CONTACT DETAILS

**Elders Real Estate  
Rockingham & Baldivis**

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

**Shaun Groves**  
0414461976

Inside:

- Four well-sized bedrooms
- Two bathrooms, including a beautifully renovated ensuite
- Stunning modern interior renovation throughout
- Stylish kitchen with quality finishes and ample storage
- Open-plan living and dining area
- Laminate wood flooring
- Approx. 158sqm internal living

Outside:

- Generous 727sqm corner block
- Side access
- Quiet, family-friendly street
- Spacious backyard with plenty of room for kids and pets
- Double carport with additional driveway parking
- Sizable al-fresco with mood lighting
- Shed

Location:

- Approx 550m\* to Aqua Jetty (Google Maps)
- Approx 650m\* to Warnbro Centre (Google Maps)
- Approx 1.2km\* to Warnbro beach (Google Maps)

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.

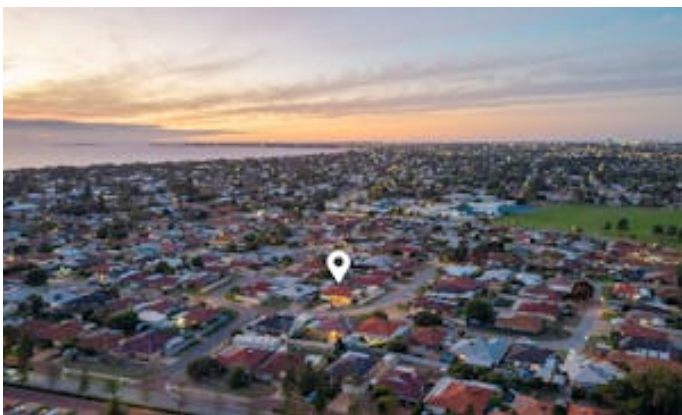
All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 727.00 square metres
- Building Area: 158.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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