



32 Bates Way, WARNBRO, WA 6169

Home Open Sunday, 31st May from 2:00-2:30pm

Beautifully Presented Family Home Situated in the Highly Sought-After Beachside Suburb of Warnbro!

Nestled in a great family friendly location and boasting so much character, this well-maintained residence was designed for relaxed living and outdoor entertaining.

Featuring three good sized bedrooms, family bathroom with walk-in shower and separate bath, spacious front living room, central kitchen with freestanding oven, dining area, and laundry room adjacent to the kitchen for ease of access.

Outside features a decked patio entertaining area, powered workshop, garden shed, bore reticulation, spacious backyard with plenty of room for the kids and fur babies to play and run free or the potential to add a swimming pool, single car garage, and hardstand at the front with plenty of room to park a caravan or boat.

Additional features include ceiling fans, 2 split system reverse cycle air-conditioners, slow combustion woodfire heater to keep warm in the cooler winter months, roller shutter on the front windows, and solar panels for energy savings.

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: 300P195986

SALE DETAILS

**Offers From Early
\$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

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

FOR INVESTORS, the seller would be very open to a lease back option.

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 1986

Lot size 728m2*

3 Bedrooms with ceiling fans

Bathroom with walk in shower and separate bath

Front living room

Central kitchen with a freestanding oven

Dining area

Laundry

2 x Split system reverse cycle air-conditioners

Slow combustion woodfire heater

Solar panels

Roller shutters on the front windows

Decked patio entertaining area

Powered workshop

Garden shed

Spacious backyard

Bore reticulation

Single car garage

Hardstand at the front with plenty of room to park a caravan or boat

Location Features

Nearest bus stop (Grand Ocean Blvd After Montpellier Mews) 700m*

Warnbro Beach 700m*

Stargate Shopping Centre 1.9km*

Aqua Jetty 2km*

Warnbro Community Recreation Centre 2km*

Palm Springs Medical Centre 2.1km*

Warnbro Centre 2.3km*

Warnbro Train Station 4.8km*

Perth 56.4km*

Schools

Warnbro Primary School 1.8km*

Koorana Primary School 2.8km*

Port Kennedy Primary School 2.8km*

Rockingham Lakes Primary School 3.3km*

Warnbro Community High School 1.6km*

Safety Bay Senior High School 5.7km*

St Bernadette's Catholic Primary School 2.9km*

Living Waters Lutheran College 1.2km*

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 728.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport



