



55 Menora Loop, WARNBRO, WA 6169

Magnificent Dual-Living Home Situated in the Highly Sought-After Suburb of Warnbro!

Offering the rare advantage of two residences under one roof, this expansive property provides the ultimate solution for extended families, multi-generational living, or buyers seeking additional lifestyle versatility without compromising on comfort or elegance.

The main level of this stunning residence features a grand entrance with timber-lined ceilings, master bedroom with a walk-in robe and stylish ensuite, 3 generously sized minor bedrooms, family bathroom with quality fixtures and fittings, well-appointed kitchen with stainless steel appliances, fridge recess, extensive storage space and shopper's entry, spacious open plan living design, and 2 separate laundry rooms.

The upper level offers a complete lifestyle retreat, with two large bedrooms, a luxurious bathroom with a spa bath, separate shower, plus quality fixtures and fittings, fully equipped kitchen with stainless steel appliances and ample storage space, dining area, family living room, and 2 stunning timber-lined balconies with elevated views that add an extra layer of charm and relaxation.

Outside features an expansive alfresco area, perfect for year-round entertaining, storage shed, rainwater tank, bore reticulation, beautifully maintained lawns and gardens, large double car garage, gated driveway for additional parking space, and fully

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TYPE: For Sale

INTERNET ID: 300P198955

SALE DETAILS

**Offers From \$999,000 -
Make An Offer**

CONTACT DETAILS

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

Tony Ansara
0410 107 787

enclosed brick perimeter fencing that enhances both privacy and street presence, giving the home a grand and secure appeal.

This beautifully presented property provides the perfect balance of independence and connection and is well worth your inspection.

Ideally located close to beautiful parklands, transport routes, quality schooling, local shopping facilities, amenities and only a short drive to the pristine beaches of Warnbro Sound.

Call Tony Ansara anytime with any questions or queries. A detailed property report is available upon request via What's App on 0410 107 787.

Property Features

Year built 2005

Lot size 506m2*

6 Generously sized bedrooms

3 Stylish bathrooms

2 Fully Equipped Kitchens

2 Spacious living rooms

2 Laundry rooms

Split system reverse cycle air-conditioner

Gas bayonet point for heating

Roller shutters

Bore reticulated lawns and gardens

Storage shed

Rainwater tank

Alfresco entertaining area

2 Stunning timber-lined balconies

Fully enclosed brick perimeter fencing

Large double car garage plus gated driveway for additional parking

Location Features

Nearest bus stop (Eva Lynch Way Before Arabella Meander) 200m*

Eva Lynch Park 280m*

Amadeus Crescent Reserve 550m*

Palm Springs Medical Centre 1km*

Warnbro Centre 1km*

Stargate Shopping Centre 1.8km*

Aqua Jetty 1.6km*

Port Kennedy Central 2.7km*

Warnbro Beach 3km*

Warnbro Train Station 4.6km*

Perth 56.1km*

Schools

Rockingham Lakes Primary School 1.1km*

Koorana Primary School 1.4km*

Port Kennedy Primary School 1.9km*

Warnbro Primary School 2.6km*

Warnbro Community High School 1.7km*

Safety Bay Senior High School 6.9km*

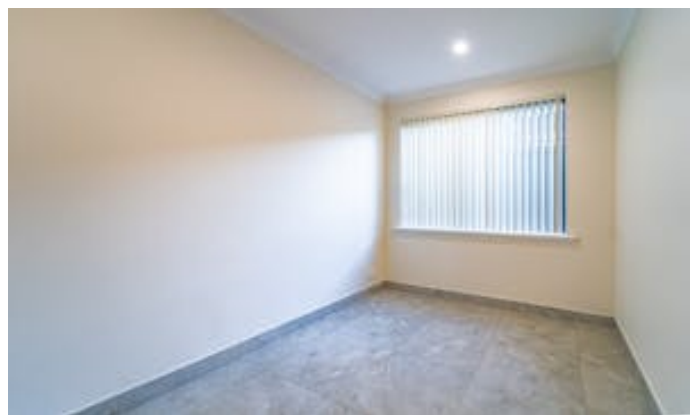
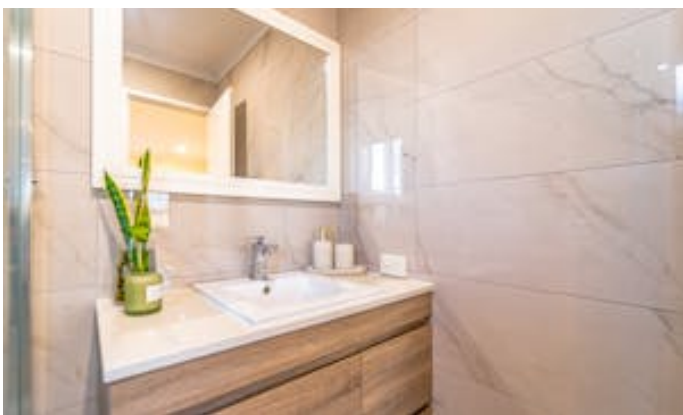
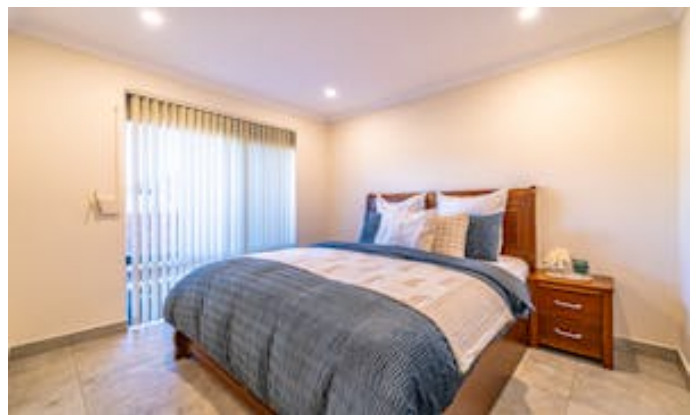
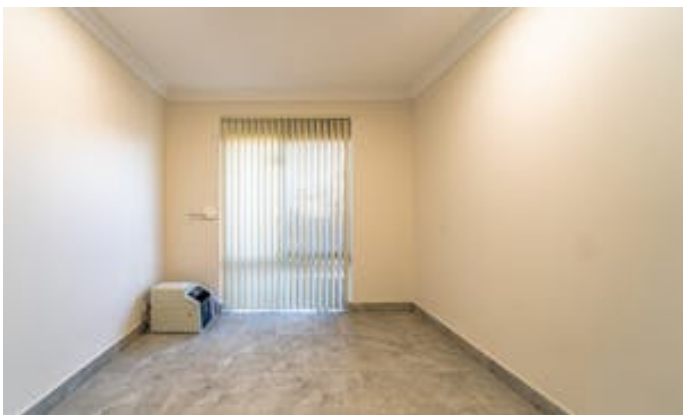
St Bernadette's Catholic Primary School 2km*

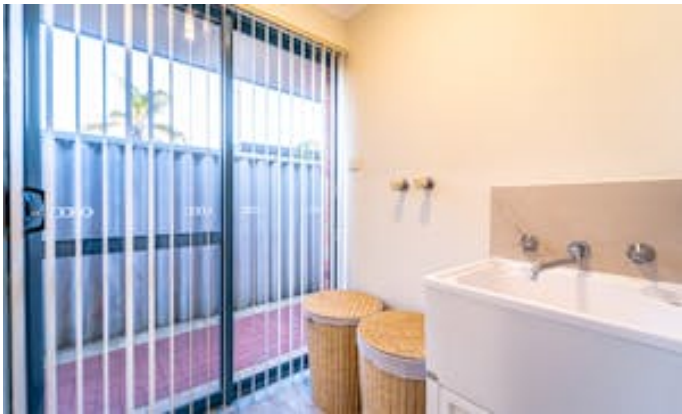
Living Waters Lutheran College 2.5km*

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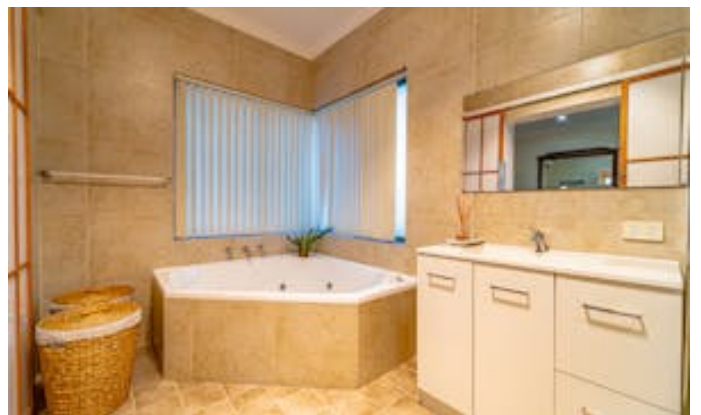
All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should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

- Land Area 506.00 square metres
- Bedrooms: 6
- Bathrooms: 3
- 4 car garage











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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here in measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.