



11 Bottrell Close, WARRENUP, WA 6330

Your Dream Home Awaits in Popular Warrenup

Incredibly well cared for and maintained, this top property in Bottrell Close is one of Warrenup's best kept secrets. It has all you can think of and more.

A well-built and thoughtfully designed home constructed in 2004, spacious living, immaculate condition, modern conveniences, and of course sheds that will be the envy of your family and friends.

This home is perfectly suited to families who need space to play or entertain, for couples wanting room to relax, or retirees looking to keep occupied, garden and tinker about in the sheds.

FEATURES:

- Quality construction, brick-veneer walls and colorbond roof
- Double garage, 6x9m shed, 9x9m shed, plus extra storage and parking
- Immaculate condition, very well maintained and cared for

TYPE: Sold

INTERNET ID: 300P2477

SALE DETAILS

Offers above \$880,000

CONTACT DETAILS

Albany Real Estate
189 Chester Pass Road
ALBANY, WA
08 9842 7900

Chris Wallace
0437 152 471

- Multiple living areas suitable for families (front lounge, K/D/L, second lounge or family room)
- Huge master bedroom, two walk-in-robos, comfortable ensuite
- Expansive amounts of storage (just check the floor plan and photos)
- A tightly held and popular street, tucked away, great neighbours and a previous "best kept street" winner
- Large and well equipped kitchen with generous fridge space, dishwasher, microwave space, 900mm electric oven, gas cooktop and built in pantry
- Main living area seamlessly connects the enclosed-outdoor patio and also through to the garage
- Lots of natural light, a lovely semi-rural outlook through most windows
- Slightly elevated but mostly flat block, a sense of space but still very manageable
- There's also a gate at the rear of the property which connects you directly to several walkways through Warrenup

DISTANCES

- Albany CBD (York Street) ≈ 5.5km
- Coles Orana ≈ 1km
- North Albany SHS / TAFE ≈ 1.4km
- Albany Airport ≈ 5.5km
- Middleton Beach ≈ 7km
- Albany Health Campus ≈ 6-7km

*approx.

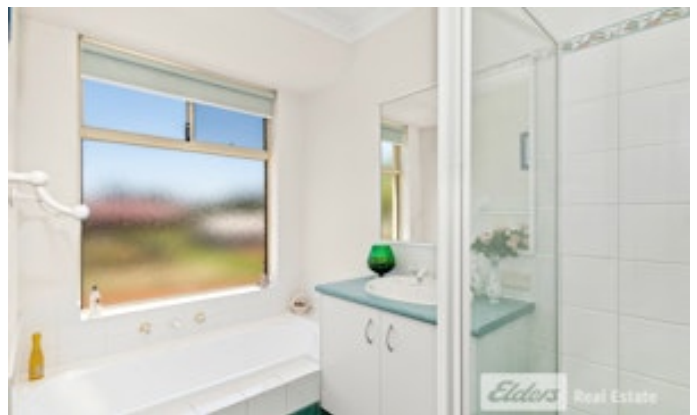
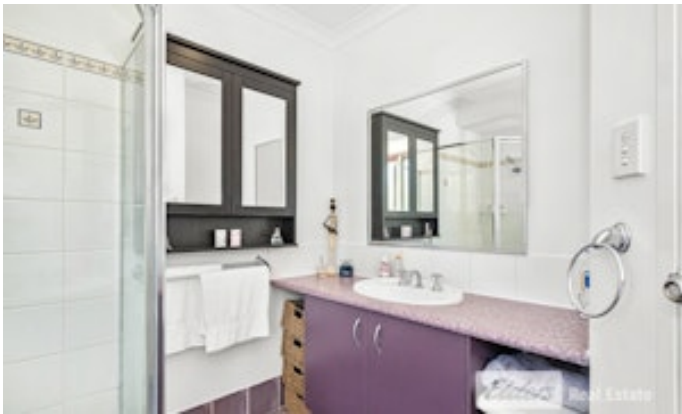
This immaculate property exudes warmth and character, offering you a sense of home like no other. Don't miss your chance to experience the charm of 11 Bottrell Close. Contact today to arrange your private viewing or discuss more information.

- Land Area 3,379.00 square metres
- Building Area: 226.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 7 car garage
- Single carport











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.

11 Bottrell Close, Warrenup