



14 Monkton Way, WARNBRO, WA 6169

Amazingly Presented Property Situated in a Highly Sought-After Pocket of Beachside Warnbro!

Set on a generously sized 725sqm (approx.) block, this 3-bedroom, 2-bathroom home is well-presented and so neat, all you have to do is move in.

Offering plenty of potential, this fantastic property features 3 good sized bedrooms, a study, two separate living areas, a modernized kitchen and a private enclosed outdoor living area with a dome patio, perfect for outdoor entertaining.

Additional features include ducted reverse cycle air-conditioning for year-round comfort, a slow combustion woodfire heater in the family area to keep warm in the colder winter months, a security alarm for added security, solar panels for energy savings, and a massive workshop, providing a sufficient workspace and additional room for storage.

This property is Definitely one to put on your shortlist!

Located close to beautiful parklands, transport routes, quality schooling, local shopping facilities and the pristine beaches of Warnbro Sound.

TYPE: Sold

INTERNET ID: 300P67982

SALE DETAILS

Offers Invited! - Price Guide High \$400's

CONTACT DETAILS

Rockingham Baldivis

14/10 Livingstone Tce

Rockingham, WA

08 9599 6600

Tony Ansara

0410107787

Call Tony Ansara anytime on 0410 107 787 for questions or queries or to book a viewing. Facetime viewings are also available.

Property Features

Year built 1989

Lot size (approx.) 725m²

3 Bedrooms (Master bedrooms with a modernised ensuite and walk-in robe)

2 Bathrooms

Study

Large separate front lounge

Modernised Kitchen overlooking the family living area

Ducted reverse cycle air-conditioning

Slow combustion woodfire heater

12 Solar panels (3.5 Kw System)

Security alarm

Private enclosed outdoor living area with dome patio

Massive workshop

Heaps of external storage options

Bore reticulated gardens

Double lock up carport

Location Features

Nearest bus stop (Warnbro Sound Avenue After Monkton Way) 240m (approx.)

Torcross Reserve 300m (approx.)

Warnbro Centre 1.5km (approx.)

Warnbro Beach 1.7km (approx.)

Aqua Jetty 1.8km (approx.)

Stargate Shopping Centre Port Kennedy 2.8km (approx.)

Warnbro Train Station 3.1km (approx.)

Perth 53.1km (approx.)

Schools

Warnbro Primary School 500m (approx.)

Koorana Primary School 1.7km (approx.)

Waikiki Primary School 2.8km (approx.)

Port Kennedy Primary School 3.2km (approx.)

Warnbro Community High School 2.1km (approx.)

Safety Bay Senior High School 4.9km (approx.)

St Bernadette's Catholic Primary School 3.4km (approx.)

Living Waters Lutheran College 1.7km (approx.)

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.

- Land Area 725.00 square metres
- Building Area: 178.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage







