

10 Moreton Crescent, Warnbro, WA 6169

Duplex/Semi-detached For Sale

Thursday, 21 March 2024

Harcourts

10 Moreton Crescent, Warnbro, WA 6169

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 114 m2

Type:

Duplex/Semi-detached



Peter Padovan

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Offers From \$489,000

10 Moreton Crescent is centrally located in a very family-orientated area in the northern parts of Warnbro. Surprisingly spacious with open plan but defined living areas flowing throughout the home and overlooking both front and rear gardens. There is also a kitchen, 3 bedrooms – all with robes, a bathroom and a laundry. This lovely home is well worth a look. Additionally, there is a paved patio and outdoor entertainment area overlooking a sizable lawned area with shade trees, shrubs and a garden shed**** The property is currently leased till 15 June 2024 and is returning \$470 per week ***** NO STRATA FEES **10 Moreton Crescent is a very affordable entry-level opportunity for any First Home Buyers. Equally it could represent a perfect downsizer for the Empty Nesters looking to downsize but still have room for a workshop and perhaps a veggie garden all on a smaller more manageable scale. Alternatively, 10 Moreton Crescent could represent an affordable and profitable addition to any investment portfolio.**** The property is currently leased till 15 June 2024 and is returning \$470 per week **** Note: "For a video walkthrough text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address." Bonus Features:-☑Ducted Air Conditioning-☑Easy Care Floating Flooring Throughout. Tiles to Bathroom + Laundry Features of the Home:-☑Enter via the security door.-☑Lounge - includes a TV point, is sizeable, and overlooks the front garden -☑Dining - adjoins the lounge also overlooks the front gardens. It leads through to the family living room-☑Family Room - is open plan to the kitchen and overlooks and opens to the patio and outdoor living and entertainment area and gardens-☑Kitchen - overlooks the patio and garden and includes an electric fan forced wall oven, 4 burner electric hob, pantry, fridge recess, breakfast bar and ample cabinetry and bench space-☑Master-Bedroom - is king size and is situated at the front of the home overlooks the front gardens. It features a generous walk-in robe complete with a door and semi-ensuite access to the bathroom-☑Bedrooms 2 + 3 are situated in the family wing of the home overlooking the rear gardens. They both include robes-☑Bathroom - features a separate shower, bath and vanity with extra storage-☑Laundry - includes a double linen cupboard in the hall and opens to the side paved area and clothes-line Outdoor Features:-☑Carport - with drive-through access for a small vehicle-☑Parking - driveway parking for up to 2 vehicles-☑Front Gardens - low maintenance lawns with hardy and waterwise mature shrubs-☑Patio - a paved color bond structure overlooking the rear gardens-☑Rear Gardens - includes small shade trees and hardy shrubs with plenty of lawned areas for children and pets to securely play -☑Garden Shed-☑Clothes line Locations: 10 Moreton Crescent is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions-☑The Avenue Reserve - 1 minute walk – open lawned areas, huge shade trees, stunning lake brimming with all types of water fowl, rotunda seating and children's play equipment-☑Chuckles Childcare Centre + Early Learning - 2 minute drive-☑Goodstart Early Learning Warnbro - 2 minute drive-☑My World Child Care Waikiki - 4 minute drive-☑Warnbro Primary School K-6 - 3 minute drive-☑Koorana Primary School K-6 - 4 minute drive-☑Waikiki Primary School K-6 - 4 minute drive-☑Living Waters College PP-12 - 4 minute drive-☑Warnbro Community High School 7-12 - 5 minute drive-☑South Coast Baptist College PP-12 - 5 minute drive-☑Waikiki Village Shopping Centre - 4 minute drive-☑Warnbro Fair Shopping Centre - 4 minute drive-☑Stargate Shopping Centre + IGA - 6 minute drive-☑Palm Springs Medical Centre - 5 minute drive-☑Aqua Jetty - 4 minute drive-☑Warnbro Bowling Club - 2 minute drive-☑St Malo Cove Beach + Car Park - 4 minute drive-☑Rockingham General Hospital - 7 minute drive-☑Warnbro Train Station - 4 minute drive it is clear that 10 Moreton Crescent will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 10 Moreton Crescent at the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own' You are always welcome to contact 'Peter Padovan 0414 985 256' if you would like further information regarding this very impressive property.