

10 Nightingale Way, Warnbro, WA 6169

House For Sale

Friday, 9 February 2024

Harcourts

10 Nightingale Way, Warnbro, WA 6169

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 539 m2

Type: House



Peter Padovan

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FROM \$499,000

It is my pleasure to introduce 10 Nightingale Way to the market. Positioned on a very manageable 538m² block located in a central and convenient location. This beautifully presented and very well maintained home is neat, clean and tidy and includes a patio and workshop. 10 Nightingale is well worth a look and will tick a lot of boxes. Featuring 4 bedrooms and 2 bathrooms, 2 separate living areas, a well appointed kitchen, a workshop and a sizable patio and outdoor living area with ample room for children and pets to securely run and play. The home is filled with natural light streaming through the many large windows and creating a light, bright and very pleasant ambience throughout. 10 Nightingale Way presents an affordable opportunity for First Home Buyers or family's looking upgrade their current homes. Alternatively, it would represent an affordable and profitable addition to any investment portfolios as suitable family homes for rent are in short supply in this family oriented location. Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address."

Features of the Home:

- Enter from the front veranda via a security door to the entrance hall
- Lounge/Dining - includes a gas bayonet and is positioned at the front of the home overlooking the front garden
- Family/Meals/Games - are all open plan to the kitchen and overlooks and opens to the patio and the outdoor living area. Large windows also overlook the raised border garden beds to the rear and includes a TV point and gas bayonet
- Kitchen - overlooking the patio and including stainless appliances - electric fan forced gas wall oven and 4 burner gas hob. There is also a pantry, fridge recess, microwave shelf, shoppers entrance from the garage, breakfast bar and ample cabinetry and preparation space
- Master Bedroom: - is located at the front of the home overlooking the front gardens. This spacious room includes walk in robe and a sizeable parents retreat - a perfect retreat when you need to simply unwind. There are also security shutters to both the bedroom and retreat windows.
- Ensuite: features an oversized shower, vanity with storage, extractor fan and WC
- Bedroom 2 + 3 - are both double sized with robe recesses
- Bedroom 4 - is king single sized and includes a robe recess
- Bathroom - includes a separate shower, bath, vanity with storage and extractor fan
- Laundry - features a linen cupboard and a separate WC
- Gas Hot Water

Outdoor Features:

- Garage - is double size with an auto sectional door and drive through access
- Access - possible double gate front access to the rear and workshop. The front concrete driveway to enable this access has been installed - all that is still needed is the gates.
- Parking - front driveway parking for up to 6 vehicles and secure paved parking for a van or a boat - via future access gates
- Patio - app 8m x 6m is a paved colour bond structure overlooking a large open paved area and border garden bed beyond with conifer trees.
- Workshop - app 6m x 3m with concrete floor
- Bore
- Retractable undercover clothesline

Locations:

- 10 Nightingale Way is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions
- Goodstart Early Learning Port Kennedy - 4 minute drive
- Goodstart Early Learning Warnbro South. - 2 minute drive
- Warnbro Pre Kindy - 5 minute drive
- Rockingham Lakes Primary School K-6 - 3 minute drive
- Koorana Primary School K-6 - 3 minute drive
- Port Kennedy Primary School K-6 - 4 minute drive
- Living Waters College PP-12 - 5 minute drive
- Warnbro Senior High School 7-12 - 4 minute drive
- Warnbro Shopping Centre - 3 minute drive
- Supa IGA Stargate Centre - 4 minute drive
- Liquorland Warnbro - 3 minute drive
- My Health Clinic Port Kennedy - 4 minute drive
- Eva Lynch Park + Play Equipment - 1 minute drive
- 5 minute WALK
- Aqua Jetty - 4 minutes drive
- Warnbro Train station - 5 minute drive
- St Clair Foreshore - 5 minute drive

With its central and very convenient location in such a family friendly area plus the beautifully presented family home - and the patio and workshop, it is obvious that 20 Nightingale Way will create a lot of interest in the marketplace. It is expected to sell quickly. To avoid disappointment, put 10 Nightingale Way 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.