

**11 Brixham Way, Warnbro, WA, 6169**

**Sold House**

Friday, 21 April 2023



11 Brixham Way, Warnbro, WA, 6169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Jessica Gray

## BEACHSIDE LOCATION WITH SIDE ACCESS, WORKSHOP & POOL

Often sought and seldom found, this tightly held family home is sure to tick all your boxes. Perfectly tucked away in a quiet street on a very generous 809 sqm block in the beachside suburb of Warnbro you'll know that opportunity has come knocking.

If you're looking for side access plus a workshop and a pool in a sought-after beach-side location then you do need to view this property as soon as possible. Featuring a charming 3 Bedroom 70's build with extra-large living zones, a functional central kitchen and 3 good-sized bedrooms, this is the perfect renovator's delight.

Situated close to the Warnbro Recreation Centre and bowling club, great schools & shopping centres and only a very short walk to pristine beaches you'll have everything on your doorstep for fun-filled family living or a great investment with a focus on the future growth potential.

Offering a very generous floor plan with good-sized bedrooms this home provides comfortable family living with all the extras.

Boasting great street appeal with loads of additional features including:

A functional fitted kitchen with ELO, dishwasher and open plan meals area

Two large versatile living zones include a big front lounge and a very generous family room.

Three good-sized bedrooms, two with full-length fitted robes.

Tidy family bathroom

Very large full-length enclosed back patio with laundry trough

Additional gabled patio for outdoor entertaining overlooking a sparkling pool with a new pool pump

Single garage with additional carport offering extra height for larger vehicles

2.8m side access with extra gated hardstand parking for a boat or caravan

Large powered Workshop

Established gardens with bore & retic

Solar HWS

Solar Supply

1 x split-system R/C Aircon

Walking distance to pristine beaches, parks, schools and shopping centres

You definitely deserve to see this premium location right away!! To take advantage of this attractive proposition call Jess Gray today!