

**14 Bideford Street, Warnbro, WA 6169**

**forsalebyowner.com.au**

**Sold House**

Friday, 6 October 2023

14 Bideford Street, Warnbro, WA 6169

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 785 m2

Type: House



For Sale By Owner WA

0488847018

## Contact agent

The Phone Code for this property is: 13131. Please quote this number when phoning or texting. PRIVATE VIEWINGS WELCOME

This spacious family home sits on a raised 784 square metre block opposite Bideford Reserve and is a leisurely 10-minute stroll to stunning Warnbro Beach and a short drive to many other beautiful local bays. The property has a roof area of 270 square metres. And a floor area of 241 square metres. The back garden is tiered with two levels, the current owner had a plan to install a swimming pool on the lower tier and a large deck with shades on the rear raised tier overlooking the pool, which would be perfect for watching the sunset. There is plenty of room to create a unique resort-style pool area to enjoy and relax. The front gardens are low maintenance with lots of rose bushes, palms and yuccas. There is plenty of room for a large bench on the pebbled area (right side of garages) where you can watch the sunset. 4 large bedrooms (including a huge Master Bedroom) Large kitchen/lounge/dining area with raised ceilings, with a large Jarrahdale wood burner positioned centrally plus a gas bayonet. Large front lounge/computer area with a gas bayonet. The house bathroom has been renovated and consists of a bath, shower, and vanity unit. The laundry has been renovated and tiled and has wall cabinets as well as a large walk-in linen cupboard. The kitchen presents well with a double sink/drain, filtered water system, gas stove, new oven/grill, dishwasher, and shopper's entrance, large pantry, microwave recess, plenty of room for a large fridge/freezer, fully tiled. The home has been freshly painted. New fitted carpets throughout. New fitted blinds throughout. New lights throughout. New air conditioning vents. Evaporative air conditioning. Double Garage. Parking for 4 cars. Large, shaded patio with garden beds. Powered Workshop - 6 x 6 metres with rear access through garage Crimsafe screens to the front windows and door French doors to patio area. Wood Storage area. Bore Water to keep the costs down. Close by is the stunning Rockingham Foreshore where you have an abundance of cafes and restaurants and many local parks. With 37km of spectacular coastline, Rockingham is renowned for its safe, calm waters, pristine beaches, marine animals and abundance of aquatic activities available in the Shoalwater Islands Marine Park. Popular tourist attractions nearby include Point Peron, Seal Island, Penguin Island, Garden Island, Rockingham Beach and Palm Beach. Local boating amenities are fantastic. The property is close to public and private schools including, Living Waters Lutheran College, Warnbro Primary School, Warnbro High School. Local sports and leisure facilities include Aqua Jetty and Warnbro Recreation Centre. Nearby Warnbro Centre offers many shopping opportunities including Coles, Woolworths, Big W and 50 specialty shops. Council Rates - \$2,249 Water Rates - \$1,142 Rental Appraisal - \$650 - \$675 per week

DISCLAIMER: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.