

**15 Limosa Glade, Warnbro, WA 6169**



**Sold House**

Saturday, 25 November 2023

15 Limosa Glade, Warnbro, WA 6169

**Bedrooms: 3**

**Bathrooms: 1**

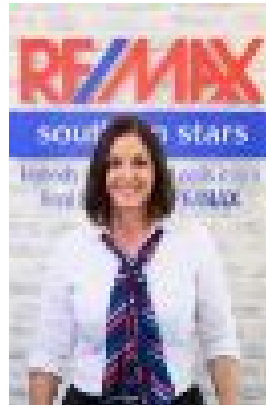
**Parkings: 2**

**Area: 703 m2**

**Type: House**



Derek Fogarty  
0894512600



Joanne Adams  
0407446778

**\$485,000**

SOLD OFF MARKET CONTACT DEREK ON 0429 040 343 OR MAY MAGAR ON 0401 172 730. Nestled in a cul-de-sac with a family park located nearby, this family-friendly home offers comfort and space in abundance. Situated on a massive 703m<sup>2</sup> green-titled block, it's a rare find that provides a serene and private setting. The heart of the home is the spacious kitchen, ideal for family gatherings and everyday living. The breakfast bar is perfect for quick meals or a chat over coffee. Recently painted, the interior feels fresh and inviting, making it easy for you to add your personal touch. The living areas are spacious, ensuring room for everyone in the family to relax and unwind. Bedrooms are carpeted for warmth and comfort, creating a cozy atmosphere for a good night's sleep. Step outside, and you'll find a huge patio entertaining area, perfect for hosting barbecues and creating lasting memories with friends and family. 15 Limosa Glade offers a unique opportunity to enjoy spacious family living in a great location. With its proximity to schools, parks, shopping centers, and the beautiful Warnbro Beaches, this home is perfectly positioned for an ideal family lifestyle. Don't miss the chance to make this your new home. Contact us today to arrange a viewing and discover the potential that 15 Limosa Glade holds for you and your family. Your new adventure in spacious living awaits!

WHO TO CONTACT: CALL DEREK ON 0429 040 343 TO SCHEDULE A VIEWING TODAY!

WHAT WE LOVE:- Massive 703m<sup>2</sup> green titled block!- Quiet cul-de-sac location- Huge patio entertaining area- Spacious kitchen + breakfast bar- Freshly painted interior- New oven installed- Spacious living areas- Double garage- Carpeted Bedrooms- 5% + Rental Yield\*

WHATS NEARBY:- Warnbro Beaches - LESS THAN 3KMS!- Balaka Reserve - Koorana Primary School - Warnbro Primary School - Warnbro Community High School - Warnbro Shopping Centre - Nearest Bus Stop - Supa IGA 2.9km- Koorana Reserve - Aqua Jetty Council: \$1928.16 p.a. (approx) Water: \$902.43 p.a. (approx)\*

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.