

15 Pollard Way, Warnbro, WA 6169



House For Sale

Monday, 22 April 2024

15 Pollard Way, Warnbro, WA 6169

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 820 m2

Type: House



Sally Ackerley
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Di Padfield
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Offers from \$879,000

Aside from its wonderful location just walking distance to the pristine beaches that line this enviable slice of coastline, this inviting 4 bedroom, 2 bathroom home also overflows with added extras that include gated side access, a powered workshop with extensive vehicle parking, a simply charming street appeal with wide verandah to the front and manicured gardens to the rear, and all on a whopping 820sqm lot. While inside the home, you have 165sqm of living space with a formal lounge to the front, dedicated home office, open plan family room with dining and kitchen, plus 4 spacious bedrooms, with the master set to the rear to overlook the gardens. Located in beachside Warnbro and only a short walk to the crystal clear ocean beyond, this enviable location provides convenient family living with the fully stocked shopping centre within easy reach, along with parkland, the popular Aqua Jetty and a range of recreational options, plus quality schooling, train, bus and road links. Features of the home include: - Spacious master suite at the rear of the property to overlook the gardens, with soft carpet underfoot, a cooling ceiling fan, walk-in robe and modern ensuite with full height tiling, a shower enclosure and vanity - Three further bedrooms, all queen sized with built-in sliding door robes - Centrally placed bathroom, with a bath and shower enclosure, private WC and open dual vanity to serve both areas, with a stone top and ample storage - Generous laundry with bench space and cabinetry - Open kitchen, with a sweeping benchtop that extends to a breakfast bar, plentiful cabinetry including a walk-in pantry, in-built wall oven and gas cooktop, and a dishwasher and microwave recess - Family living and dining area, with a sunken lounge and a flexibility to use in a variety of ways, with effective ceiling fans, a warming fire, direct alfresco access and striking hybrid flooring - Generous formal living room to the front, set a step down from the entry hallway, with carpeted flooring and a raked ceiling to enhance the sense of space - Dedicated home office or study, with carpet to the floor and a sunken design - Entry foyer with hybrid flooring - Ducted reverse cycle air conditioning throughout - Covered alfresco to the rear, with paving that runs the entire length of the home to offer a range of entertaining or relaxation options - Lush green lawned gardens to the back, with a planted border to the edge - Powered workshop with dual roller doors and parking for two vehicles inside, with an additional covered carport to the side to provide shelter for the trailer, caravan or other cars, and a vast widened driveway from the side access - Cat enclosure to the side of the home, with a paved walkway, tropical palms and a fishpond - Beautifully maintained front gardens, with lawn, a soaring shade tree and substantial verandah that provides a secluded spot to sit and enjoy your surrounds - Gated side access - Recently restored roof, with new guttering - Built in 1989 and lovingly cared for, this fantastic property offers a move in ready opportunity with spacious living options both inside and out, well-maintained gardens, and all those little extras that make a house a home, plus a super central coastal location that will ensure its appeal to families and investors alike. A must view, contact Sally Ackerley today on 0401 346 644. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.