

16 Limosa Glade, Warnbro, WA 6169

House For Sale

Saturday, 4 November 2023

Harcourts

16 Limosa Glade, Warnbro, WA 6169

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 710 m2

Type: House



Peter Padovan

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From 499,000

I am delighted to introduce 16 Limosa Glade to the market. Situated on a very generous 710m² block at the end of a cul-de-sac and only a 30 second walk from the Balaka Reserve. This impressive property is move-in ready and well worth a look. Move in ready and well worth a look. Beautifully presented and well maintained, the home boasts 4 bedrooms, 2 bathrooms, 2 living areas, a kitchen with ample storage and a laundry. Outside there is a long colour-bond patio to the side, an adjoining sail covered sitting/dining area to the rear, a workshop and ample grassed area for children and pets to securely run and play. There is even room for a future pool if desired. With no extra investment required, 16 Limosa Glade is an ideal 1st Home Buyer option, or family home with plenty of outdoor space for entertaining and for children and pets to safely play. Alternatively, 16 Limosa Glade would represent an affordable and profitable addition to any investment portfolio. A current Rental Appraisal is available by request. Note: "For a video walk through, text me on WhatsApp - 0414 985 256 and nominate the property address." Bonus Features: - Ducted Air Conditioning to all living areas and bedrooms - Tinted Windows To The Front - 2 reverse cycle split air-conditioners - Multiple Ceiling Fans - Alarm and security screens to the front of the home and all bedrooms - security screens to all exit doors - Parking - importantly, there is off street parking for multiple vehicles - Workshop and garden shed - Bore and auto reticulation Features of the home: - Entrance - from front portico through a security door and a jarrah and glass door - Lounge - with an adjoining dining or study area. The lounge overlooks the front gardens and includes a gas point and ceiling fan - Family/Dining - this expansive area is open plan to the kitchen and overlooks and opens to the patio and outdoor living and entertainment areas. It features an reverse cycle split air-con, ceiling fan and feature wall shelving - Kitchen - Includes an under bench electric, fan forced oven, 4 burner gas hob, extractor, pantry, fridge recess, breakfast bar and ample overhead and under bench cabinetry and bench space - Master Bedroom - is situated at the front of the home overlooking the front gardens. It is queen sized and features a reverse cycle split air-con, ceiling fan and walk in robe - Ensuite - includes a vanity with extra storage, shower + WC - Bedrooms - 2, 3 + 4 - all have robes - Bathroom - features a vanity with extra storage, bath and separate shower - Laundry - opens to the side yard. There is a linen cupboard and an open shelved cupboard recess in the hallway. Separate WC Outdoor Features: - Garage - with roll a door and drive through access - Parking - there is off street parking for a boat or a van + room for multiple vehicles (always an important feature at the end of a cul-de-sac) - Patio - a Colour-bond structure with small border garden and is protected from the elements on 3 sides enabling year round usage - Sail Covered open air sitting + dining area with small border garden adjoins the patio and overlooks the grassed area - Workshop - app 6m x 3m and a garden shed app 2m x 1.5m - Gardens - the front yard has small garden bed with hardy water wise plants - Rear Gardens - an expansive lawned area and border gardens with small trees and established shrubs. All border gardens include water wise and hardy, low maintenance plants Locations: 16 Limosa Glade is centrally and very conveniently located within only minutes of the most frequented local services and amenities - Chuckles Childcare + Early Learning - 2 minute drive - Goodstart Early Learning Warnbro Sth - 3 minute drive - Caring Hands Family Day Care - 1 minute drive - Koorana Primary School (K-6) - 2 minute drive - Warnbro Primary School (K-6) - 3 minute drive - Living Waters College (PP-12) - 5 minute drive - Warnbro Senior School (7-10) - 5 minute drive - South Coast Baptist College (PP-12) - 5 minute drive - Warnbro Fair Shopping Centre - 3 minute drive - Neighbourhood Shopping + IGA - 5 minute drive - Aqua Jetty - 3 minute drive - Warnbro beach - 5 minute drive - Koorana Reserve + Sports Ground - 2 minute drive With well presented and maintained, good sized, well located and affordable family homes in short supply at the moment, 16 Limosa Glade is certain to create a lot of interest in the market place. Put "16 Limosa Glade" at the top of your "Must See List" and be the first to visit the Home Open so you don't miss your opportunity to make this impressive home "Your Very Own" You are always welcome to contact "Peter Padovan - 0414 985 256" if you would like further information regarding this impressive property.