

**16 Martell Street, Warnbro, WA 6169**



**House For Sale**

Friday, 24 May 2024

**16 Martell Street, Warnbro, WA 6169**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 867 m2**

**Type: House**



Di Padfield

0861824353

## Offers from \$989,000

Di Padfield is proud to present to the market 16 Martell Street, Warnbro. This stunning 4 bedroom, 2 bathroom home is located in the sought-after pocket of Old Warnbro, 1 street back from the pristine waters of Warnbro Sound Beach and nestled in a million-dollar location amongst other quality homes. This spacious property boasts a functional floorplan, a great outside area, and a triple garage, perfect for large families and those who love to entertain. The property sits on a generous 867 sqm block, with 263 sqm of living area, offering great street appeal, and plenty of space both indoors and out. Built in 2003, this home has been well-maintained and is ready for its new owners to move in and enjoy. CHECK OUT THE 3D VIRTUAL TOUR. FEATURES OF THE HOME INCLUDE-- Large entry hall with raked ceilings- Enclosed formal lounge with wood burner- Raked ceilings and wood burner to open plan kitchen/meals & family area- Good size kitchen with island bench and dishwasher- Enclosed games room- Separate home office or 5th bedroom- King-size master suite with his & hers walk in robes, and a spacious ensuite with corner spa bath- 3 Queen size bedrooms with built in robes and ceiling fans- Quality skirting boards and window sills throughout- Ducted reverse cycle air-conditioning- Solid timber parquet flooring to living area and hallway- Solar panels Step outside to a fabulous decked under main roof entertaining area, overlooking the below ground solar heated pool, ideal for all year round entertaining. The triple garage boasts a rear door, allowing access to an undercover area, ideal for parking extra cars, boat, small caravan, and leading to 2 powered sheds. The manicured lawns are fed by bore reticulation. Located so close to the beach, within walking distance to public and private schools, Warnbro Recreation Centre, and transport links are close at hand. This property offers the perfect blend of coastal living and convenience. Don't miss out on this fantastic opportunity - make an offer from \$989,000 and secure your dream home today. Contact Di Padfield on 0404 051 464 to arrange a viewing. 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.