

**17 Juania Place, Warnbro, WA 6169**

**House For Sale**

Tuesday, 30 April 2024

**Harcourts**

17 Juania Place, Warnbro, WA 6169

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Area: 674 m2**

**Type: House**



Peter Padovan

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## Offers From \$719,000

Set in a cul de sac on a generous 674m<sup>2</sup> block overlooking Koorana Reserve, 17 Juania Place is an exceptional and very impressive property. Over the past few years, the entire property has largely been renovated, updated and extended. Now boasting 6 bedrooms, 2 renovated bathrooms, 3 separate living areas (a lounge, dining family and renovated kitchen, and a games room), there is also a study and renovated laundry. If the home is impressive, then the outdoor living and entertainment areas are simply amazing! Large high gable patio with adjoining, covered fully equipped bar and adjoining aggregate and very private pool enclosure with enough space for pool furniture and sunbaking and a sparkling heated pool with a waterfall feature in the centre. And on top of all that, there is an impressive list of Bonus Features already in place and are listed below. Property of this size and calibre are rare in today's market. Given its central and very convenient location, its large and spacious proportions, its amazing outdoor living and entertainment area, 17 Juania Place is the perfect choice for any growing or large family or even for multi generational living arrangements. Alternatively, this property would represent a prudent and profitable addition to any investment portfolio – or could even be more profitable on a 'Rent a Room' basis. In any case, 17 Juania Place is well worth a look....Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address." Bonus Features:- 24 Solar Panels- Security Shutters to all rooms except the rear games room and bedroom.- Crim Safe security screens to most windows and doors- 6 Wi Fi external cameras with direct to phone access- NEW carpets to all 6 bedrooms- Multiple Reverse-cycle split air-cons + 2 gas bayonets- Fully Equipped Patio + Pool Bar - Bore and Reticulation Features of the Home:- Enter from a small veranda through security door.- Lounge - includes an RC Split AC and overlooks the front gardens and beyond to the Koorana Reserve.- Study - with views to the patio and outdoor living areas, it features a linen cupboard, large double storage cupboard and gas bayonet.- Family/Dining - this expansive area features high ceilings and is open plan to the kitchen. This spacious area overlooks and opens to the amazing patio and outdoor living Zone, bar and pool areas. This entire area features durable vinyl plank flooring, RC Split AC and gas bayonet.- Kitchen - is spacious and has been beautifully updated. Providing multiple overhead and under bench storage options as well as ample bench and preparation space. With views across the outdoor entertainment areas, it features an electric fan forced wall oven with separate grill, 4 burner gas hob, 900 glass/stainless range hood, dishwasher, breakfast bar, pantry, and both microwave and double fridge recesses. - Games Room - is situated at the rear of the home overlooking and opening to the back lawn (astro turf), gardens and shed.- Master Bedroom - is located at the front of the home with views over the lawns to the Koorana Reserve. It features a TV point, ceiling fan, RC Split AC and walk in robe.- Ensuite - has been updated and includes a shower, vanity with extra storage, heat lamps and WC.- Bedroom 2/Nursery - includes double robes and is located next to the Master Bedroom (all other bedrooms are positioned in the family wing at the rear of the home)- Bedrooms 3, 4 + 5 - all have robes.- Bedroom 6 - is a king sized bedroom with double robes and views over the back gardens.- Family Bathroom - beautifully renovated with deep bath and raindrop shower rose, vanity with extra storage, heat lamps and separate WC.- Laundry - also beautifully renovated and is tiled to the ceiling. provides ample storage, bench space and is tiled to the ceiling Outdoor Features: Front:- Parking - aggregate drive way provides parking for up to 4 vehicles plus verge parking for up to 4 – 5 extra vehicles.- Garage - double garage is carpeted and currently used as a gym. The rear door leads to the patio and outdoor living area.- Garden - the lawned front yard overlooks the Koorana Reserve Rear: The expansive outdoor living and entertainment is simply amazing and easily and comfortably able to cater for the largest family gatherings, BBQ's and pool parties etc.- Patio - the high gable patio, covered bar area and adjoining open shade cloth covered area are all decked with durable, low maintenance vinyl planks and protected from the weather by high bamboo backdrops. The patio features fluoro lighting, 2 wall mounted gas heaters and a TV point.- Bar - is fully equipped and is enclosed inside the glass fenced pool area. The L shaped bar has stone bench tops and includes a built in kegerator, 3 wall mounted, stainless and glass doored drink fridges and ample shelving. - Pool - is only 2 years old. The aggregate, glass fenced pool enclosure opens to the bar and patio areas with high colour bond fencing to the rear making it a very private and weather protected space. There is built in seating which doubles as storage for the pool blanket. Importantly, the pool has internal heating enabling year round use. - Rear + Side Gardens - features an astro turf lawned area and limestone raised border gardens with waterwise plants and small shade trees.- Workshop - is app 24m<sup>2</sup> colour bond structure with concrete floor.- Bore and reticulation waters the front, rear and side gardens. Locations: 17 Juania Place is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions.- Chuckles Childcare + Early Learning - 3 minute drive- Goodstart

Early Learning Warnbro Sth - 2 minute drive-☒Caring Hands Family Day Care - 2 minute drive-☒Koorana Primary School - K-6 - 2 minute drive-☒Warnbro Primary School - K-6 - 4 minute drive-☒Rockingham Lakes Primary School - 4 minute drive-☒Living Waters College - PP-12 - 4 minute drive-☒Warnbro Community High School - 7-12 - 3 minute drive-☒South Coast Baptist College - 6 minute drive-☒Warnbro Fair Shopping Centre - 3 minute drive-☒Neighbourhood Shopping Centre + IGA - 4 minute drive-☒Aqua Jetty community recreation centre- 2 minute drive-☒Port Kennedy + BEACH - 6 minute drive-☒Koorana Reserve + Sports Ground - right across the road-☒Warnbro Train Station - 3 minute drive Obviously, 17 Juania Place is going to create a lot of interest in the marketplace. To avoid disappointment, put '17 Juania Place' at the top of your 'Must See List" and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own' You are always welcome to contact 'Peter Padovan – 0414' 985 256' if you would like further information regarding this very impressive property.