

**2 Powis Way, Warnbro, WA 6169**



**Sold House**

Friday, 1 September 2023

2 Powis Way, Warnbro, WA 6169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 737 m2**

**Type: House**



Yadi Gibson

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## Contact agent

All offers presented by 12.00 noon Tuesday July 18th 2023. A well-presented 3 bed, 1 bath home with stunning native grounds surrounding the home. Added bonus is that the property is situated on a large corner block approx. 737m<sup>2</sup> with subdivision potential, subject to WAPC approval. This is a well-maintained property inside and outside with two living areas. Open plan renovated kitchen/meals and family area. Large outdoor under cover entertaining areas wrap around the back of the home, surrounded by sunken gardens and manicured water wise native trees, shrubs. The home has a mulched corner verge with Pepper native trees maintained by council. Native shrubs and groundcover surround the rest of the frontage, making it very water wise. There are two driveways with an undercover carport for 2 cars on the entry side of the house and a brick garage with remote control on the other side. Fully enclosed fencing, including brick pillars with Colourbond sheeting. Property Features include but are not limited to: \* Undercover carport next to front entry. \* Additional driveway with a brick garage and remote-control door on McCormack St. side. \* Separate lounge with large windows, floating pine laminate floorboards, quality vertical blinds. \* A bright and light open plan kitchen/dining/family room provides a generous spacious feel. It opens out through triple glass sliding doors to the outdoor area and sunken garden. \* Renovated kitchen with an upright freestanding natural gas stove, rangehood, ample storage, fridge recess and an island bench. \* A skylight in the kitchen provides natural light and warmth even on cloudy winter days. \* Light floor tiles to family/meals and kitchen connect tastefully with the light laminate floorboards in the lounge and bedrooms. \* Generous master bedroom with large built-in robe, quality vertical blinds, overlooking the private front native gardens. \* 2 x light and bright minor bedrooms with quality vertical blinds. \* New vertical blinds throughout. \* Light bathroom with vanity, bath, double size tiled shower with glass screen door. \* Separate wc. \* Separate laundry. \* Evaporative air conditioning. \* Insulation in ceiling. \* Gas bayonet in lounge. \* Rinnai Instantaneous gas hot water saves on storage heating. \* Recently restored roof. \* New gutters. \* Sunken garden on south side offers seclusion surrounded by an array of native trees and bushes attracting native birds and honeyeaters. \* The complete southside of the house has an undercover verandah with clear sheeting. It provides a brick paved outdoor entertaining area enhancing the spacious feel to the sunken manicured lawn and garden. \* The theme of native trees and bushes continues in the westside of the garden where no retic is needed. Shire rates approx. \$1850.00 pa Water Rates approx. \$1200.00 pa WHAT THE OWNERS HAVE ENJOYED Fantastic location only approx. 7 minutes' walk to the beautiful Warnbro Sound Beach. The house benefits from the friendly sea breeze in summer which greatly cuts down the need for air conditioning. Large outdoor entertaining area with native sunken gardens and native birds. Access to extensive cycle/walkways that follow the picturesque coastline to Fremantle. For the less adventurous the Rockingham Autumn Club provides home cooked meals with loads of entertainment and fitness. Walking distance to Warnbro Shopping centre, public library, Aqua Jetty pool and sporting complex. The surrounding quiet neighbourhood has many parks and playgrounds. It is pet friendly with extensive beach walks and regional parks. Only a 5-minute drive to the beautiful Penguin Island and surrounding white beach coastline. A very comfortable 40min train ride to the city, or 16 minutes to Mandurah, no need to drive. But If driving to the city is your preference then the Mitchell Freeway off ramp is close by. Close to the Warnbro public high school and the very popular Living Waters private school. This is an ideal home for a growing family or an astute investor. To arrange a viewing by appointment or for more information call Yadi Gibson on 0407 910 499.