

# 22 Venice Retreat, Warnbro, WA 6169

**JW**

## House For Sale

Saturday, 4 May 2024

22 Venice Retreat, Warnbro, WA 6169

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 706 m2**

**Type: House**



**NIKKI DE RIJCKE**  
0895680876



**Ross Collier**  
0435995023

**From \$899,000**

**What:** A charming 5 bedroom, 2 bathroom home, with double garage, plentiful living options and a sparkling below ground pool  
**Who:** Beach lovers seeking a coastal haven to call home  
**Where:** A short stroll from the pristine beaches, with schooling, recreation, and road links all nearby  
**Surrounded by quality homes and positioned just a few steps from the coastal pathway that takes you to the simply incredible beach beyond, sits this wonderful 5 bedroom, 2 bathroom home.** Its vast floorplan offers a flexibility to its design allowing you to create a layout that favours your own personal requirements, with sizeable living options throughout the interior that flow onto the entertainers dream backyard, with large alfresco living and a resort like pool. And aside from its beachside location, you are also positioned close to the local shopping centre with its retail and dining options, plenty of recreational offerings including parkland, plus a choice of schooling and road and public transport links. Its classic front façade provides a striking contrast to the green lawn that sits to the front, with the brick paved driveway providing easy access to the double garage with roller door, before separating to a pathway that leads to the home. A covered portico guides you inside where the hardwood flooring offers a welcoming entry to the internal foyer before winding away towards the rear of the property, leaving a comfortable formal lounge and dining space sitting on your left, with soft carpet to the floor, plenty of natural light, and a flexibility in its design. Moving back across the foyer you find the oversized master suite, again carpeted for a soft feel underfoot, with a beautiful bay window offering a peaceful spot to sit, and a cooling ceiling fan overhead, along with a walk-in robe and ensuite with glass shower enclosure, extended vanity with storage and a private, dual entry, powder room. Next door sits the first of the four minor bedrooms, perfect as a nursery given its proximity to the master suite, or a potential home office, with another ceiling fan and carpeted flooring. The hallway opens into your generous family space, with tiling to the floor for ease of upkeep, with a zoned living area first, then large kitchen and dining, with plenty of natural light and the benefit of ducted air conditioning that extends throughout the property. The kitchen is substantial in size, sweeping through its corner position with plenty of wooden cabinetry and bench space, with a full height pantry, freestanding island, and in-built appliances, plus a window overlooking the gardens. A games room sits to the rear, with French door entry, a continuation of that tiled flooring and direct alfresco access for seamless indoor to outdoor living and entertaining. A passage on the right extends to the remaining 3 bedrooms, secluded in their own wing for a peaceful position, and all carpeted and equipped with built-in robes, with two also offering ceiling fans and built-in desks. A double linen closet sits to the hallway, with the sizeable laundry opposite, providing cabinetry and bench space, a full height storage closet and direct garden access, with the bathroom next, with a glass shower enclosure, vanity and bath, plus separate WC. Stepping outside, a huge gabled roof patio offers an uninterrupted transition to exterior living, with brick paving that extends out and around the home to cater for a multitude of entertaining options and covers a spacious area providing plenty of opportunity to enjoy the alfresco life. The rear portion of the garden is fully fenced and feels like stepping into your own private poolside resort, with a glistening below ground pool and tiered surround to offer yet more options to rest and relax. With a shade sail covering the pool for added benefit, and a border of tropical plants and foliage completing the retreat like setting. And finally, you have a solar panel system already in place to aid in your efficiency. And the reason why this property is your perfect fit? Because this charming coastal home offers resort like living just moments from the beach. **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.