

**27 Knowle Way, Warnbro, WA 6169**

**Harcourts**

**Sold House**

Saturday, 17 February 2024

27 Knowle Way, Warnbro, WA 6169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 728 m2**

**Type: House**



Peter Padovan

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**\$520,000**

\*\*\*\*UNDER OFFER \*\*\*\*\*UNDER OFFER \*\*\*\*Set on a generous 728m2 block in a quiet and well located beachside street. 27 Knowle Way includes 3 bedrooms, an updated kitchen, dining area, 2 living areas, a full width patio, sparkling enclosed pool, plenty of lawned area for children and pets - all with low maintenance border gardens as a backdrop. The perfect setting for large family gatherings, teenage pool parties, kids birthday parties or just hours of fun for the entire family. 27 Knowle Way is well worth a look. Put it at the top of your Must See List. The property is currently leased to an A1 sitting tenant and treats the property as her own. \*\*\*\* The lease expires on 3rd May 2024 at \$410 per week. \*\*\*\*Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address." Bonus Features:- Security Screens Throughout- Updated Kitchen Features of the Home:- Enter through a security door- Lounge/Dining - overlooks the front gardens and includes a ceiling fan and gas bayonet. The adjoining dining area opens to the kitchen- Kitchen - has been beautifully updated. It features a stainless electric fan forced oven with 4 burner hob, 2 x pantries, wide fridge recess, microwave recess, breakfast bar and ample overhead and under bench cabinetry and bench space- Games Room - is an expansive gable roofed room which opens to the patio and overlooks the pool enclosure, grassed area and gardens. It includes double storage cupboards, shoppers' entrance from the garage, split RC air conditioner and down lights - Master Bedroom - is situated at the front of the home overlooking the front gardens and features triple robes and a ceiling fan- Bedroom 2 + 3 - both feature ceiling fans- Bathroom - is tiled to the ceiling and includes a shower and vanity with storage- Laundry - includes a separate WC and leads through to the games room- Linen Cupboard Outdoor Features:- Front - Garage - with auto sectional door and shoppers entrance to the games room- Parking - there is off street parking for a boat or van or extra vehicles- Access - there is possible access to the rear.- Gardens - are lawned and includes strategically place garden beds with mature trees and shrubs, providing a high level of privacy to the home- Rear - the entire area is perfectly set up for indoor/outdoor entertaining with easy access from the games room to the patio. The patio runs the entire width of the home and overlooks the paved and fenced pool enclosure. A paved area leads to the lawned area providing plenty of room for play equipment and for children and pets to securely play. With a backdrop of border gardens with mature shade trees and shrubs, the entire yard is a picturesque entertainers dream- Garden Sheds - two storage sheds are secluded in the corner. Locations: 27 Knowle Way is centrally and very conveniently located within only minutes of the most frequented local services and amenities.- Goodstart Early Learning - 1 minute drive- Chuckles Childcare - 2 minute drive- Nippers Vacation Care - 2 minute drive- Warnbro Primary School - 2 minute drive- Koorana Primary School - 4 minute drive- Living Waters College - 4 minute drive- South Baptist College - 4 minute drive- Warnbro Senior High School - 5 minute drive- Waikiki Shopping Centre - 4 minute drive- Warnbro Shopping Centre - 4 minute drive- Aqua Jetty - 4 minute drive- Waikiki Private Hospital - 5 minute drive- Warnbro Community Recreation Centre + Reserve - 2 minute drive- St Marlo Cove Car Park + Beach - 3 minute drive- Train Station - 5 minute drive It is obvious that 27 Knowle Way will create a lot of interest in the marketplace. With its very desirable and convenient location, great presentation and with low maintenance home and grounds. It represents the perfect entry level 1st Home Buyer property, or perhaps a very low maintenance downsizer for the Empty Nester who still wants to enjoy a bit of space. Alternatively, it would represent a very prudent addition to any investment portfolio. Put 27 Knowle Way at the top of your Must - See - List and be first to visit the Home Open so you don't miss your chance 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.