

# 3 Barracuda Rise, Warnbro, WA 6169



## House For Sale

Thursday, 9 May 2024

3 Barracuda Rise, Warnbro, WA 6169

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 587 m2

Type: House



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**Fr \$599,000**

Introducing this magnificent, 587sqm corner-block gem, with multiple entertaining areas including a spacious open-plan living and front formal lounge room for the ultimate relaxation. Additionally, the side double gate access adds convenience for a boat or caravan when gaining entry to the workshop. Potential rental return of \$600 - \$630 per week. Step inside the spacious open plan living where you are welcomed with a warm ambiance of natural lighting, creating an inviting atmosphere throughout the home. The meals and family area flows seamlessly through to the charming patio area, ideal for entertaining guests or simply unwinding in the fresh air. The kitchen overlooks the open plan area and consists of striking granite stone benches, gas cook top, electric oven, large fridge recess, walk in pantry and microwave recess. The generous master bedroom with a bay front window, walk-in robe and a renovated ensuite. The ensuite features a large glass shower, stunning tiling, vanity with under bench storage and toilet. The three family bedrooms are generous in size and include built in robes. Serviced conveniently by the beautifully renovated family bathroom that includes a large glass shower, gorgeous tiling, and vanity with under bench storage, a seamless space with a blend of modern elegance. Features include: - Open plan living - Front lounge room - Home office - Split system air conditioners (3) - Open plan living area, master bedroom and minor bedroom - Roller shutters throughout for heat protection and peace of mind - Large workshop and double gate side access to the back yard - Laundry is large with separate toilet and linen storage - Low maintenance, bore reticulated gardens - Solar panels for economical power consumption - Patio entertaining area with café blinds overlooking the lush green grass - ideal for the kids and fur babies - CCTV & NBN - Drive through access via the double garage - Block: 587sqm - Living: 155sqm - Built: 1998 Conveniently located near shops, schools, parks, the beach and Warnbro train station, this home perfectly balances lifestyle and convenience. Embrace the best of both worlds, where everyday essentials and leisurely pursuits are just moments away. For more information or to book an inspection, contact the team at Opal Realty. Disclaimer: This property description has been prepared for advertising and marketing purposes only. The information provided is believed to be reliable and accurate. Buyers are encouraged to make their own independent due diligence investigations / enquiries and rely on their own personal judgement regarding the information provided. Opal Realty provide this information without any express or implied warranty as to its accuracy or currency.