

3 Coorong Turn, Warnbro, WA 6169

House For Sale

Thursday, 18 April 2024

Harcourts

3 Coorong Turn, Warnbro, WA 6169

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 509 m2

Type: House



Peter Padovan

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Offers From \$499,000

*** "UNDER OFFER " ***3 Coorong Turn is situated on a very manageable 508m² block. The very well maintained home has only had one owner and has obviously been much loved. Offering 4 bedrooms, 2 bathrooms, 2 separate living areas, a centrally located kitchen, a laundry which could also convert to a scullery + laundry, a large Colour Bond patio to the side, garden shed and a very interesting feature sitting area to the rear. The home is "Move In Ready" and is expected to spark a lot of interest in the market place.

*** "UNDER OFFER " ***3 Coorong Turn is an affordable entry level property for any First Home Buyer, or would make a great Lock + Leave for a FIFO Worker. Alternatively, it would represent a prudent and profitable addition to any Investment Portfolio.

Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address."

Bonus Features:

- Ducted Air Conditioning To All Living Areas + Bedrooms With New Vent Covers
- Freshly Painted Interior
- Freshly Painted External Gutters
- New Gas Stainless 4 Burner Hob - Under Bench Oven is 2 Years Old
- New Taps to Laundry + Bathrooms + New Shower Roses and New Vanity Basins To Both Bathrooms
- 2 New Wc's
- New Led Downlights Throughout

Features of the Home:

- Enter via the front security door.
- Lounge - overlooks the front garden and leads through to the Family + Dining area
- Family/Dining - is open plan to the kitchen and overlooks and opens to the patio and outdoor living and entertainment area
- Kitchen - is located in the heart of the home. The laundry is situated next to the kitchen and could easily be redesigned as a laundry - come scullery. The kitchen features stainless appliances including an under bench fan forced, gas oven - only 2 years old, range hood and a New 4 burner gas hob, a pantry, oversized fridge space and ample preparation space and cabinetry
- Laundry - leads from the kitchen, includes a linen recess and provides access to the side yard and clothes line
- Master Bedroom - is located at the front of the home and features a generous corner built in robe
- Ensuite - includes a shower, vanity with ample storage and a New WC

The family bedrooms and bathroom are positioned in the family wing of the home.

- Bedroom 2 - overlooks the rear gardens, is double size and including a robe recess
- Bedroom 3 - is king single in size with a robe recess and overlooks the rear gardens
- Bedroom 4 - is double in size and overlooks the side garden
- Bathroom - features a separate shower, bath and vanity with ample storage
- Separate New WC

Outdoor Features:

- Garage - with drive through access to the rear via a roll a door.
- Access - there is possible double gate side access to the rear
- Patio - outdoor living and entertainment space adjoins the rear yard and gardens. The patio is a colour bond structure app 9m x 3m - easily able to facilitate large family gatherings and BBQ's
- Garden Shed - app 3m x 2m is located at the back of the rear yard
- Rear Gardens - a central, feature paved sitting area complete with the stone table and benches. Raised border gardens complete the picture. There is ample room and cover for children and pets to play securely

Locations:

3 Coorong Turn is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions.

- Goodstart Early Learning Warnbro South - 2 minute drive
- Warnbro Pre Kindy - 5 minute drive
- Chuckles Childcare Centre + Early Learning - 4 minute drive
- Koorana Primary School K-6 - 3 minute drive
- Rockingham Lakes Primary School K-6 - 3 minute drive
- Living Waters College PP-12 - 5 minute drive
- Warnbro Community High School 7-12 - 4 minute drive
- Warnbro Shopping Centre - 3 minute drive
- Stargate Shopping Centre + Supa IGA - 5 minute drive
- Palm Springs Health Clinic - 2 minute drive
- Eva Lynch Park + Play Equipment - minute drive
- Liquorland Warnbro - 3 minute drive
- Aqua Jetty - 4 minute drive
- Cote D'Azur Car Park + Beach - 5 minute drive
- Warnbro Train Station - 6 minute drive

it is clear that 3 Coorong Turn will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 3 Coorong Turn 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, or would like to organise a private inspection outside of the Home Open times