

**32 Teraglin Way, Warnbro, WA 6169**

**JW**

**Sold House**

Wednesday, 10 January 2024

32 Teraglin Way, Warnbro, WA 6169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 596 m2**

**Type: House**



**NIKKI DE RIJCKE**

0895680876

**\$600,000**

**What:** A 3 bedroom, 1 bathroom home with single carport and unrestricted gated side access to a workshop  
**Who:** Ocean lovers looking for modern, move in ready living  
**Where:** Situated in beachside Warnbro on a spacious 596sqm block seconds from parkland and a short walk to the ocean  
**Updated with contemporary fixtures and fittings, this modern 3 bedroom, 1 bathroom home sits perfectly within the coastal Warnbro community to offer a welcoming, move in ready abode perfect for the first time buyer, downsizer or investor seeking a modernized home just moments from the beach.**

Just a few steps from parkland, you have plenty of greenspace to enjoy, and a little walk further you find the coastal pathways and white sandy beaches that make this area so appealing, then in the other direction you have a range of recreation facilities with Aqua Jetty, the fully stocked shopping centre and dining facilities all within reach, and not forgetting schooling, childcare and transport links aplenty. The lawned front yard leads you up to the home's elevated position, with planting and greenery shielding the home from the street, while the driveway takes you to the covered carport with gated side access and a pathway brings you to the interior. The timber effect flooring and neutral colour scheme flows throughout to provide a light and bright home, with a formal lounge or dining area sitting to your immediate left, spacious enough to comfortably house the family, with soft natural light flooding the room. To the right of entry, you find the master bedroom, with soft carpeted flooring and a split system air conditioning unit, plus walk-in robe for all your storage needs. Then beyond here sits the laundry, with built-in shelving, a fully fitted benchtop with upper and lower cabinetry and modern subway tile, with a private WC and fully renovated bathroom with a shower/ bath combination, glass screen and vanity with mirrored cabinet. The kitchen sits opposite overlooking the open plan family living, with ample cabinetry that wraps around the space, an in-built stainless-steel oven, gas cooktop and integrated rangehood, plus breakfast bar for gathering around, while the living and dining area offers another split system air conditioning unit and easy garden access. Bedrooms 2 and 3 sit to the rear of the property, with carpet underfoot, open robe recesses and views to the garden. Stepping outside via the family living room and you enter a paved alfresco area with pitched roof that overlooks the vast garden space and provides ample room to entertain or relax. The gated side entry opens to the lawn and allows drive through access to the workshop at the rear, with the enormous garden covered with lush green, bored reticulated lawn and bordered with hedging and greenery providing a peaceful retreat or an opportunity to build your dream backyard. And the reason why this property is your perfect fit? Because this move in ready home offers comfortable coastal living with endless garden space and all the hard work already done.

**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.