

346 Warwick Road, Warwick, WA 6024

House For Sale

Friday, 10 May 2024

346 Warwick Road, Warwick, WA 6024

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 686 m2

Type: House



Rodney Vines

0417917640

FROM \$798,888

Nestled on a large 686sqm (approx.) block with ample paved driveway parking space out front, this solid 4 bedroom 2 bathroom brick-and-tile home is as charming as they come and doubles as the perfect "blank canvas" to which further personal modern touches can be added. At the front of the residence's interior lies a welcoming lounge room with what can easily be utilised as a computer or homework nook, adjacent to the formal-dining room – also reserved for those special occasions. The study – or nursery – off the entry can be whatever you want it to be and even neighbours the front master-bedroom suite that sits right away from the minor sleeping quarters and plays host to a ceiling fan, walk-in wardrobe and a fully-tiled and already-revamped ensuite bathroom – shower, toilet, vanity and all. The open-plan kitchen and meals area next to the dining room boasts a breakfast bar for quick bites, double sinks, a Chef gas cooktop, a La Germania oven and a double storage pantry for good measure. It also overlooks a central family room that is graced by low-maintenance timber-look flooring and leads into a huge games room – complete with matching floors, character brickwork, high raked ceilings and direct access out to the backyard. There, a fantastic outdoor patio-entertaining area overlooks the shimmering below-ground rear swimming pool – generous in its proportions and complemented by a relaxing poolside courtyard. A powered workshop shed in the corner is simply an added bonus.

WHAT'S INSIDE:

- 4 bedrooms, 2 updated bathrooms
- Carpeted front study/nursery
- Carpeted front lounge room with a gas bayonet for heating, as well as a computer nook
- Formal-dining room with slate floors and patio access
- Open-plan kitchen and casual-meals area with slate floors and a skylight
- Family room
- Spacious games room with high raked ceilings and outdoor access
- Front master suite with a walk-in robe and renovated ensuite
- 2nd and 4th bedrooms with easy-care wood-look floors, BIR's and ceiling fans
- 3rd bedroom with timber-look flooring and BIR's
- Tree-lined views to wake up to, from the 4th bedroom
- Fully-tiled and already-revamped main family bathroom with a shower, separate bathtub, vanity and toilet
- Separate laundry with storage and external/side access for drying
- Full-height double-sliding-door storage cupboard
- Linen press

WHAT'S OUTSIDE:

- Outdoor patio-entertaining area with lovely tree-lined views
- Large below-ground swimming pool
- Low-maintenance paved poolside courtyard
- Orange tree in the rear garden
- Powered lock-up workshop shed in the corner of the backyard
- Remote-controlled double lock-up carport – with gated access to the rear
- Ample paved driveway parking space at the front of the property

SPECIAL FEATURES:

- Slate entry floors
- Manual security window/roller shutters to the master suite and study
- Electric roller shutters to the front lounge-room window
- Feature skirting boards
- Foxtel connectivity
- Security doors
- Solar hot-water system
- 686sqm (approx.) block size
- 149sqm (approx.) of total living space
- Built in 1985

(approx.) Absolutely everything is at your convenience here, including Warwick Senior High School, indoor sport at Warwick Stadium, the Greenwood and Hawker Park Primary Schools (only walking distance away), a plethora of lush green local reserves and parklands, the Greenwood Village and Warwick Grove Shopping Centres, public transport at Warwick Train Station, restaurants and The Greenwood Hotel, just footsteps from your front door. Opportunity knocks for you here – and loudly! Please contact RODNEY VINES on 0417 917 640 for further details and to register your interest today.

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