

# 35 Coronata Drive, Warnbro, WA 6169

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PROPERTY

## House For Sale

Wednesday, 29 November 2023

35 Coronata Drive, Warnbro, WA 6169

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 680 m<sup>2</sup>

Type: House



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## Offers From \$489,000

Embrace the potential of this beautifully renovated 3-bedroom home set on a spacious 680sqm block, offering multiple living spaces and modern comforts. With unrestricted side access and room to add a pool, large workshop or a Granny Flat (STCA), the possibilities are endless. You will love the modern colour palette, renovated kitchen with soft close drawers and doors, beautiful new bathroom, 6.6kw solar electricity system, massive gabled patio with cafe blinds, hardstand at the front, plus unrestricted wide side access to a secure hardstand at the rear, ideal for storing a boat and caravan. Just minutes from your doorstep you have access to Aqua Jetty swimming pool and gym, Warnbro Fair Shopping Centre, Warnbro Train Station, primary and secondary schools, cafes and restaurants, lush parks with playgrounds, medical facilities, and a short drive to our pristine coastlines and many family-friendly beaches, you can now have the lifestyle you have always wanted at a price you can afford. Ideally suited to a young family, savvy first home buyer, astute investor, downsizer, or FIFO/Navy workers, with room to entertain and store all the toys. Independent Rental Appraisal: in the vicinity of \$550 per week. Features include:

- Reverse cycle air-conditioning
- Two internal living areas plus a massive outdoor entertaining area
- Renovated kitchen complete with stainless steel appliances, soft close drawers and doors
- King-sized master bedroom with walk-in robe and ceiling fan
- Double-sized minor bedrooms, all with built-in robes and ceiling fans
- Renovated main bathroom with separate shower and bath
- Separate laundry with linen press and plenty of room for a washer and dryer
- Massive gabled, outdoor entertaining area complete with cafe blinds
- One and half-sized garage with auto roller door
- Garden shed and automatic reticulation
- Hardstand at the front plus secure gated access to a second hardstand
- Plenty of room to add a granny flat (STCA) which could utilise the separate gated side access
- Built in 1990 on a large 680sqm block of prime land

Don't miss out on this fantastic opportunity, with nothing left to do but move in and the potential to add value in the future by turning it into a dual-key property! You are always welcome to contact Shaun Hogarth if you would like further information regarding this property or to organise a personal inspection outside the home open. [www.belleproperty.com/terms-of-use](http://www.belleproperty.com/terms-of-use)