

352 Erindale Road, Warwick, WA 6024



Sold House

Friday, 1 March 2024

352 Erindale Road, Warwick, WA 6024

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 798 m2

Type: House



Barry Richards
0431000501

Contact agent

FEEL THE WARMTH of this lovely family home as soon as you step into the quality tiled entrance hall. The home is full of character and charm, which extends from the FAMILY ROOM through to the separate GAMES ROOM. The kitchen is centrally located between the two living areas and a flexible floor plan allows for either a 3 or 4 bedroom configuration. Both living areas open onto a covered entertaining area which allows for year round outdoor activities. The games room features genuine timber floors which add to the general appeal of the home. The main bedroom has an ensuite second bathroom and Walk In Robe, and the other bedrooms are flexible use as either study or home office – perfect for families or professionals. The open plan living areas and separate games room provide plenty of space for relaxation and entertainment. Extras include European kitchen appliances Dishwasher, SMEG gas oven with gas hotplates, and ducted air conditioning. Also featuring ECO FRIENDLY 20 Panel solar system which adds to the value here. Out of sight of the main entertaining area is a large shed/workshop which will delight the home handyman. This is a fantastic home if you want a full size 798 SQ METRE BLOCK. The home has been lovingly maintained since 1973 by its original owners and Council approved additions were built in 2002. This location would be considered one of the most convenient areas of the delightful and sought after suburb of WARWICK. It is close to the main shopping centre, parklands and transport routes giving an abundant choice of convenience and lifestyle options. It is located on a bus route opposite the Warwick High school and tranquil bushland.

SUMMARY OF FEATURES:

- Three or Four bedroom configuration.
- Two bathrooms (Ensuite)
- Three separate indoor living areas.
- Timber flooring to Games room
- Quarry tiles to Family room
- Quality SMEG and AEG kitchen appliances.
- Security system (may need re-programming).
- Ducted reverse cycle air conditioning.
- 20 panel solar system.
- Landscaped gardens reticulated from mains.
- Delightful covered patio.
- Large garden shed.
- Building and Timber Pest reports provided.
- Electrical Safety Certificate provided.

AGENT: Barry Richards. (Dipl of Prop) Principal. Premium Estates.

DISCLAIMER: In preparing this information, both the seller and the seller's agent has relied in good faith on information from sources deemed to be reliable. HOWEVER, the accuracy of either verbal or written information provided in the marketing of this property, cannot be guaranteed. THEREFORE, buyers are required to do their due diligence in relation to all aspects of the purchase, without reliance on any claim or statement made by the sellers or seller's agent. Neither the seller's nor the seller's agent will be liable for the accuracy of third party information tendered in the marketing of this property.

According to the latest property market data, the median price for houses in Warwick WA 6024 is \$721,000¹², with an annual growth rate of 8.4%¹². The median price for units is not available due to insufficient data¹. The median rental price for houses is \$700 per week¹, with a rental yield of 4.8%¹.