

4/2 Moreton Crescent, Warnbro, WA 6169

Harcourts

Sold House

Wednesday, 6 September 2023

4/2 Moreton Crescent, Warnbro, WA 6169

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 227 m2

Type: House

\$365,000

This impressive and surprisingly spacious villa is situated on a very manageable 233m² block, built in approx. 2006, with no common walls & situated in a well-maintained complex of 8 villas. It is superbly located within minutes of the most frequented local services, amenities and attractions with the "The Avenue Reserve" just across the road, featuring an ornamental lake with its own island, basketball court, large shade trees and rotunda seating. The home is beautifully maintained and presented with 3 good-sized bedrooms - all with robes, a semi-ensuite bathroom and 2 WCs. The well-equipped kitchen is open to the expansive lounge, family living and dining areas with a split RC air conditioner. This lovely villa is filled with natural light creating a light and airy ambience throughout. This home benefits from a private driveway to the garage which allows room for extra off-street parking. A portico defines the front door and overlooks the lawned front yard, with well-established gardens. The family area of the home overlooks and opens to the very neat and tidy rear courtyard. With a paved sitting area, pathways and a very low-maintenance garden. There is also a very handy storeroom under the main roof which is accessed from the garden.

4/2 Moreton Crescent would make a perfect and affordable entry-level property for the First Home Buyer. Alternatively, it could be a great Lock & Leave for a FIFO worker or Empty Nester who wants a low-maintenance downsizer and an easy Lock & Leave for those occasional getaways they have been looking forward to. 4/2 Moreton Crescent also represents a prudent and profitable addition to any investment portfolio. The property is currently leased until 20th October 2023 returning \$375 per week. The total Strata Fees for this property are \$477.34 per quarter. (A current Rental Appraisal is available on request)

Near By:- Aqua Jetty (Community Pools & Fitness Centre) - 3 minute drive- Warnbro Bowling Club - 2 minute drive- Warnbro Tavern - 3 minute drive- Warnbro Beach - 4 minute drive- Warnbro Train Station - 4 minute drive- Warnbro Centro Shopping Centre - 3 minute drive

With its central and very convenient location, high level of presentation and maintenance, this spacious and open-plan villa is certain to create a lot of interest in the marketplace. To avoid disappointment, put 4/2 Moreton Crescent at the top of your Must-See List and be the first to visit the Home Open so you don't miss your opportunity to Make It Your Own.