

**4/53 Moreton Crescent, Warnbro, WA 6169**



**Sold Unit**

Thursday, 22 February 2024

4/53 Moreton Crescent, Warnbro, WA 6169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 160 m2**

**Type: Unit**



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## Contact agent

Welcome to this charming property located in the highly sought-after pocket of Warnbro. Key Features: 3 Well-Appointed Bedrooms: The main bedroom boasts 2 double cupboards with a semi en suite, offering comfort and convenience. Second Toilet: Down the hall for added convenience. Open Plan Living: Enjoy spacious living areas ideal for relaxation and entertaining guests. Ample Kitchen Cupboard and Storage: Perfect for those who love to cook and entertain. Private Courtyard: Accessible through a beautiful glass sliding door, providing a serene outdoor space for relaxation and gatherings. Brick Storage Room: Your own outdoor storage space, ensuring ample room for belongings. Single Car Carport: Convenient parking for one vehicle. Reverse Cycle Air-Conditioning: Stay cool in summer and warm in winter with this modern comfort feature. This property offers a comfortable lifestyle in a prime location. Don't miss the opportunity to make it your own. You could expect to earn \$470 rental income per week. 1.5klms to Warnbro beach 700m to Warnbro primary school 850m to Warnbro train station 650m Warnbro community Recreation Centre Water Rates \$680 Annually Shire Rates \$1920 Annually Strata Fee \$1520 Annually