

**4 Dawlish Way, Warnbro, WA 6169**

**Harcourts**

**House For Sale**

Wednesday, 24 January 2024

4 Dawlish Way, Warnbro, WA 6169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 728 m2**

**Type: House**



Peter Padovan

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## FROM \$489,000

Be prepared to be pleasantly surprised when you visit 4 Dawlish Way. The property has been partially and very tastefully renovated to a very high standard, with the odd quirky feature here and there to add to the overall character and charm the home already exudes. The hardest and most expensive work has already been done and has set the tone for any further renovations that you may wish to carry out in the future. 4 Dawlish Way would make an ideal choice and for a First Home Buyer, especially a buyer with vision and handyman skills along with the foresight and ability to carry out further renovations. There is immense opportunity to add value over time. It would also be the perfect project for the Downsizer or Empty Nester or Retiree who is looking to downsize but still needs an outlet for their creative spirit. Alternatively, 4 Dawlish Way would be a prudent and profitable addition to any investment portfolio. The ability to add value over time is huge and can present favourable tax benefits for an investor. Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address." Bonus Features: - Solar Panels - Ducted Air Conditioning - Stunning New Kitchen, Scullery And Appliances - Security Shutters To All Front Windows - Freshly Painted Interior - Multiple Ceiling Fans - Original Jarrah Windowsills And Skirting Boards - Bore And Reticulation Features of the Home: - Enter from the front portico via a security door - Lounge - overlooking the front garden, has been beautifully renovated using a balanced mix of olde and new - transforming it into a calming and comfortable retreat. It features combustion heater housed in the original fireplace, a gas bayonet, TV point and NEW downlights - Dining - is open plan to the kitchen and opens to the games room - Kitchen - has been stunningly renovated and expanded to include a scullery. Light bright and airy, it features NEW Westinghouse stainless appliances, 900 electric fan forced stove with a 5 burner gas hob and overhead extractor. There is ample white cabinetry and preparation space and finished with mini subway tiled splashback and a ceiling fan - Games Room - overlooking the rear gardens and including a TV point, this expansive room is an enclosed addition opening at one end to a covered outdoor sitting area - Master Bedroom - is king sized and overlooks the front garden. It features 6 built in robes and a ceiling fan - Bedroom 2 - also overlooks the front garden, it is double sized with double robes and a ceiling fan. - Bedroom 3 - overlooks the rear gardens, it is king single in size featuring a double robe and ceiling fan - Bathroom - with separate shower, bath, vanity with extra storage and heat lamps. Separate WC Outdoor Features: - Garage - with auto sectional door and drive through access to the workshop - Workshop - approx 7m x 3m - is powered and has a concrete floor - Garden Shed - approx 4m x 3m Connectivity: 4 Dawlish Way provides excellent connectivity - NBN - This property is connected to NBN Fibre to the Curb which can support download speeds up to 100Mbps and 40Mbps upload with a corresponding internet plan. - Mobile - This property has 5G coverage from some or all mobile providers. Under normal conditions users average around 250Mbps connection speeds Locations: 4 Dawlish Way is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions - Chuckles Childcare + Early Learning - 2 minute drive - Goodstart Early Learning Warnbro - 2 minute drive - Warnbro Pre Kindy - 3 minute drive - Warnbro Primary School -K-6 - 2 minute drive - 2 minute WALK - Koorana Primary School -K-6 - 4 minute drive - Living Waters College -PP-12 - 3 minute drive - Warnbro Community High School -7-12 - 4 minute drive - South Coast Baptist College -PP-12 - 6 minute drive - Warnbro Shopping Centre - 4 minute drive - Neighbourhood Stargate Shopping + IGA - 5 minute drive - Aqua Jetty - 4 minute drive - Warnbro Recreation and Bowling - 2 minute drive - La Seyne Car Park + Foreshore - 3 minute drive - Last Drop Tavern - 3 minute drive - Warnbro Parklands + Play Equipment - 3 minute drive - Warnbro Train Station - 5 minute drive it is clear that 4 Dawlish Way will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 4 Dawlish Way at the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own' You are always welcome to contact 'Peter Padovan 0414 985 256' if you would like further information regarding this very impressive property.