

# 4 Lima Close, Warnbro, WA 6169



## Sold House

Thursday, 4 January 2024

4 Lima Close, Warnbro, WA 6169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



David Parlor  
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## Contact agent

LIGHT AND BRIGHT LIVING WITH GATED SIDE ACCESS TO A POWERED WORKSHOP Built for the modern entertainer, this home offers extensive outdoor living overlooking the beautifully maintained gardens that extend to both the front and rear of the property, providing more than enough space for family gatherings or quiet relaxation in your own private slice of paradise. The property itself sits on a 686sqm parcel of land in a peaceful yet perfectly placed cul-de-sac, offering easy access to all your day-to-day amenities and overflowing with added extras that include gated side access to a huge powered workshop, a variety of parking options and a light and bright interior with all three bedrooms spaciouly designed, along with a bathroom, sizeable laundry and multiple family areas for living and dining that wrap around the central kitchen. Features of the home include:- Great sized kitchen set at the midway point between your living and dining options, with an in-built wall oven, gas cooktop, dedicated fridge recess and full height pantry, plus ample cabinetry and a wraparound benchtop with breakfast bar for casual dining - Open plan living and dining room to the left of the main entry, with plenty of natural light from the beautiful bay window to the front and views to the alfresco at the rear, with downlighting and timber look flooring that extends the entire home - Generous family living area to the right of the kitchen, with a cooling ceiling fan and sliding door access to the outdoor entertaining area and garden - Master bedroom to the front of the property with another big bay window for natural light, with a ceiling fan and walk-in robe for added comfort - Two further good-sized bedrooms, both with double built-in robes - Main bathroom with shower, bath and vanity, with a separate WC and laundry with built-in linen closet and easy garden access for convenient usage - Ducted evaporative air conditioning throughout - Sweeping covered alfresco that extends the entire rear of the property to offer a range of options for gathering with friends and family, with poured limestone to the floor and pull-down café blinds for comfort in all seasons - Fully fenced rear yard, with lush green lawn and a border of established trees and plant life - Lawned front garden with shade tree and covered patio - Unrestricted gated entry to the side of the property, with a paved driveway leading to a substantial powered workshop with roller door - Automatic reticulation throughout the gardens from the bore- Single carport with roller door and drive through access Built in 1992, this pristine property offers easy living in a super central location, just moments from the Warnbro train station ensuring an easy commute to the CBD or beyond. You have all the local amenities just moments from home with a vast range of parkland within walking distance, schooling and childcare facilities, a choice of shopping centres and of course the stunning coastline and beaches just a short trip further, allowing for endless recreational fun for the entire family, and only adding to the homes appeal with families, professionals and investors. Contact David Parlor today on 0412 734 727 to arrange your viewing. The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property. All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.