

**5 Evans Street, Warnbro, WA 6169**

**House For Sale**

Tuesday, 2 April 2024

**Harcourts**

5 Evans Street, Warnbro, WA 6169

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 809 m2**

**Type: House**



Peter Padovan

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**From \$499,000**

\*\*\*\* UNDER OFFER \*\*\*\* If location is important to you and you are looking for an affordable property on a good sized block, centrally and conveniently located. If possible, only a couple of minutes from the ocean would be the ice cream on the cake. Then your search is over – take a look at and consider 5 Evans Street Warnbro – it will tick all those boxes and many more. \*\*\*\* UNDER OFFER \*\*\*\* Set on a massive 809m<sup>2</sup> block and only 2 minutes drive from the long white sandy beach and the sparkling blue waters of the Indian Ocean – 5 Evans Street is a must see. With 3 sizeable bedrooms all with very generous robes, bathroom, an adjoining lounge, dining, family and kitchen, a sizeable games room addition and a gable wrap around "L"- shaped patio. Given the block size, there is plenty of scope for future additions to the home, and or add a granny flat or perhaps even a pool. The potential is enormous. The home is very neat and clean and is Move In Ready – a perfect First Home Buyers Home or even an easy Lock + Leave for FIFO workers. Alternatively, 5 Evans Street represents an affordable and profitable addition to any investment portfolio. Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address." Bonus Features: -☑Solar Panels-☑New Carpets To The Lounge, Dining + All Bedrooms-☑Jarrah Built In Robes, Door Frames + Skirting Boards-☑Powered Workshop (approx 4m x 3m)-☑Side Access To The Rear-☑Electric Security Shutters To The Front Windows – (Lounge + Master Bedroom)-☑Bore and Reticulation Features of the Home: -☑Enter from portico through the security door to entrance hall which includes a double linen cupboard. -☑Lounge - to the right of the entrance hall is the expansive lounge room which includes a ceiling fan-☑Dining - is a dedicated room leading from the lounge and opening to the kitchen-☑Family Room - is open plan to the kitchen and opens to the games room and adjoining patio and outdoor living area-☑Kitchen - is centrally located in the heart of the home and features electric wall oven with separate grill and 4 burner hob, pantry, microwave shelf, generous fridge space, breakfast bar and ample cabinetry and bench space-☑Games Room - is an approved massive room with slate floors overlooking and opening to the wrap around patio from both ends. Easily able to cater to the largest family and friends' gatherings in all seasons-☑Master Bedroom - is situated at the front of the home overlooking the front gardens and features 4 built in robes and a ceiling fan-☑Bedrooms 2 + 3 - are both queen sized and feature double robes – one has jarrah floors and one has a ceiling fan-☑Bathroom - features a separate shower, bath, vanity and heat lamps-☑Laundry - leads from the family room and includes overhead cupboards and a clothes hamper space with folding bench. Separate WCO Outdoor Features: -☑Garage - with roll a door-☑Access - there is drive through side access to the rear-☑Parking - there is off street parking for extra vehicles and room for off street parking for a van or work vehicle-☑Patio - wide and paved, high gable, colour bond wrap around patios-☑Shed - powered workshop is located in the rear yard-☑Gardens - lawned areas to the front with shrubs and shade trees providing privacy to the front of the home. Lawned areas to the rear and plenty of room for children and pets to run and play securely. There is also fruit bearing trees including apple, Naval orange, grapefruit, fig and avocado. Locations: 5 Evans Street is centrally and very conveniently located within on minutes of the most frequented local services and amenities-☑Goodstart Early Learning - 1 minutes drive-☑Nippers Child Care Warnbro - 3 minutes drive-☑Chuckles Childcare Centre - 2 minutes drive-☑Living Waters College – (PP-12) - 2 minutes drive-☑South Coast Baptist College – (PP-12) - 6 minutes drive-☑Warnbro Primary School - (K-6) - 1 minutes drive-☑Koorana Primary School - (K-6) - 4 minutes drive-☑Charthouse Primary School - (K-6) - 4 minutes drive-☑Warnbro High School - (7-12) - 4 minutes drive-☑Warnbro Shopping Centre - 4 minute drive-☑Neighbourhood Shopping Centre IGA - 4 minute drive-☑Warnbro Tavern - 2 minute drive-☑Aqua Jetty community recreation centre - 4 minute drive-☑St Ives Cove Car Park + Beautiful Beach - 2 minute drive-☑Warnbro Train Station - 4 minute drive Given its amazing location, very generous block size and scope and potential for future development, it is clear that 5 Evans Street will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 5 Evans Street 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.