

# 6 Caryota Court, Warnbro, WA 6169

ACTON

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PROPERTY

## Sold House

Monday, 14 August 2023

6 Caryota Court, Warnbro, WA 6169

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 710 m<sup>2</sup>

Type: House



Lee Murray  
0419592228



Roger Moorhouse  
0413606771

**\$560,500**

CURRENT BID \$540,000 | 6 QUALIFIED BIDDERS  
The Open Negotiation has started. (Open Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out.  
Welcome to 6 Caryota Court, a great family home located in a small cul-de-sac in the popular suburb of Warnbro. Inside, the property offers a range of features including a wood fireplace, split system air conditioning and separate living areas that provide plenty of space for your family to enjoy. An excellent addition to the property is the gabled patio area and below-ground pool and spa surrounded with cocos palms creating a beautiful and tropical ambience in your outdoor space. Located close to Koorana Primary School, Warnbro High School and the Warnbro Shopping Centre, this is a great area to raise your family- Good-size front lounge with a ceiling fan and sliding door access to the pergola- Ample bench space and storage options in the spacious kitchen which also offers an electric oven, gas cooktop, rangehood, dishwasher and breakfast bar- Master bedroom with a walk-in robe and modernised ensuite with stylish fittings- The good size minor bedrooms have ceiling fans and built-in robes- 20 solar panels with a 5.5Kw inverter, battery ready and mobile monitoring- Roller shutters have been installed on the front of the home and in two minor bedrooms- The 8m x 5m powered shed and extra garden shed provide space for storage or for the home handyman to tinker in- A shade cloth-covered pergola is at the rear and runs down one side of the home - Double carport with automatic door and room to park extra vehicles on the long driveway- Ensure your gardens are always looking their best with automatic bore reticulation  
Independent Rental Appraisal: \$560 to \$590 per week.  
You are always welcome to contact Roger Moorhouse or Lee Murray if you would like further information regarding this property or would like to organise a personal inspection outside of the home open [www.belleproperty.com/terms-of-use](http://www.belleproperty.com/terms-of-use)