

**76 Coronata Drive, Warnbro, WA 6169**

**JW**

**House For Sale**

Thursday, 21 December 2023

76 Coronata Drive, Warnbro, WA 6169

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 680 m2**

**Type: House**



**NIKKI DE RIJCKE**

0895680876

**From \$520,000**

**What:** A 4 bedroom, 2 bathroom home with double carport, drive through access and plentiful outdoor living  
**Who:** Families seeking a neat and tidy abode, close to all the essential amenities  
**Where:** In an ultra-central position close to schooling, shopping, and transport links, with the breathtaking beaches of Warnbro a short hop away  
Sitting on a thoughtfully designed 680sqm parcel of land, this 4 bedroom, 2 bathroom home offers a variety of living space throughout its interior, with an expansive rear yard built for relaxation or entertaining offering both lawn and outdoor living in plenitude. Positioned conveniently for family life, you are well placed for a choice of schooling and childcare facilities, with a huge parkland just a few steps from home, and the fully equipped Warnbro Shopping Centre just a little further, plus all the recreational delights that make this area so sought after including the stunning beaches and meandering coastal walks that line the foreshore. From initial view you straightaway notice the careful design and upkeep this home has received, with its manicured front lawn with tropical palms, double covered carport with drive through access and for complete efficiency, roller shutters to the front windows, along with an extensive solar panel system ensuring this home delivers in both form and function. The brick paved driveway breaks off to a garden path that takes you to the home via an arch of trailing foliage, where you enter through the portico and into the hallway within, finding your formal lounge sitting to the right, with a cooling ceiling fan, soft carpet, and a large window to enjoy those garden views. To the left sits your master suite, with timber effect flooring, another effective ceiling fan and a unique design that sees your walk-in robe tucked around the corner, with plenty of built-in shelving and hanging space, plus your updated ensuite with modern tiling, glass shower enclosure, vanity with mirrored cabinet and WC. Your tiled entry hallway then opens into your sweeping family hub, with dining, living and kitchen all available with a built-in bar and split system air conditioning unit for year round comfort, plus sliding door access to the alfresco for a seamless transition between indoor and out. The kitchen oversees all, with a breakfast bar for gathering around, an in-built stainless- steel wall oven and cooktop, ample cabinetry including a corner pantry, and liberal bench space. The remainder of the home caters to the guests or children, with bedrooms 2, 3 and 4 all spaciouly designed, with soft carpet under foot, ceiling fans and built-in robes, with the main bathroom fully equipped with a shower enclosure, bath and vanity, and your WC situated separately for convenience, while the laundry is sizeable with a built-in linen closet for storage. Moving outside, you have a vast undercover alfresco area off your main living, with brick paving to the floor this extensive area offers a multitude of options to live the outdoor lifestyle, with your gated carport entry allowing drive through access, while the paving continues to wrap around the home to overlook the rear garden with lush green lawn offering a safe and substantial place to play, plus two handy garden sheds to keep the essential tools out of sight. And the reason why this property is your perfect fit? Because whether nesting or investing, this neat and tidy well placed property fits the bill. **Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.