

# 8 Brighton Close, Warnbro, WA 6169



## House For Sale

Tuesday, 30 January 2024

8 Brighton Close, Warnbro, WA 6169

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 681 m2

Type: House



David Parlor  
0412734727

## Offers Over \$499,000

Meticulously maintained by its one previous owner, this 1990 built property promotes an easy flow floorplan that meanders through both formal and casual living spaces, three generous bedrooms, a semi-ensuite bathroom and sweeping gardens that surround the home to the front and back, with soaring palm trees for shade and plenty of lawn to enjoy. Situated on a 681sqm block, your wide street frontage offers a potential to add side access, with its peaceful cul-de-sac positioning providing absolute convenience and ensuring its appeal to a range of buyers including professionals, families or investors. Features of the home include:- Central kitchen with freestanding oven, Jarrah doors to the under-bench cabinetry, full height pantry, breakfast bar for casual dining and views to the gardens - Open plan family living and dining room, with soft carpet underfoot, a cooling ceiling fan, reverse cycle air conditioning unit, plus sliding door access to the alfresco for indoor to outdoor living - Sunken lounge room at the front of the home, with soaring vaulted ceilings, more soft carpet and plenty of natural light - Spacious master bedroom, with an effective ceiling fan, carpeted flooring and full height sliding door robes - Two further good-sized bedrooms, both with built-in robes and natural lighting - Family bathroom with bath, shower enclosure and extended vanity, plus semi-ensuite access to the master bedroom - Sizeable laundry with direct garden access for ease of use - Exterior shutters to the front windows - Large, paved area that wraps around the home, with a pergola for outdoor entertaining or relaxation - Fully fenced rear yard with plenty of green lawn for the children or pets to enjoy, with a border of greenery and establish palm trees - 3m x 3m shed with paved access - Substantial front lawn, with a paved entry and garden bed bursting with colour to allow another spot to sit and enjoy your surrounds - Automatic reticulation throughout the gardens from the bore- Covered carport Positioned perfectly for easy living, the train station sits just moments away allowing for a seamless commute to the CBD or beyond, you have a range of local parks and playgrounds to choose from, with quality schooling, plenty of retail and recreation options in both the surrounding area and Rockingham itself, and of course the pristine coastline and beaches that make this area so appealing just a short hop further. 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.