

**81 Dorchester Avenue, Warwick, WA 6024**



**House For Sale**

Thursday, 4 January 2024

81 Dorchester Avenue, Warwick, WA 6024

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 680 m2**

**Type: House**



Jon Tomkinson  
0410602712

## Offers from mid \$700k's

GRAND OPENINGS SATURDAY the 6th & SUNDAY the 7th of January from 1:00pm - 1:40pm Jon Tomkinson and The Agency are proud to present to market.. 81 Dorchester Avenue, Warwick!..Very conveniently located, with great access to transport routes and shopping centres, and just a short walk through beautiful Hawker Park to the Primary School, and to Warwick Train Station, you will find this much-loved and beautifully maintained and presented family residence, that is the perfect home for a growing family.This property enjoys a great, functional floorplan. The very welcoming entry leads you to the sunken front lounge room, boasting raked ceilings and exposed jarrah beams, allowing for the feeling of spaciousness. These high ceilings continue through to the adjoining formal dining area. Sliding door access from the dining room opens up onto the rear, paved covered outdoor entertaining area.Also adjoining the dining room is the chef's kitchen. A large, modern, open-plan kitchen connects with the family room, which is a space that can also incorporate a place for casual meals. The kitchen, family and meals areas all enjoy views which overlook the beautiful, lush, green rear gardens. and back yard space, another sliding door from the family room providing seamless integration with the covered alfresco. Down the hall to the bedrooms, the master suite, complete with en-suite bathroom and walk-in-robe is generously proportioned and located at the front of the home. The second bedroom is located within close proximity to the master bedroom and would make an ideal nursery/child's bedroom, it has a built in robe, and also has hand crafted cabinetry built in along one wall, great for storage, and the room could also become the perfect home office.Further down the hall you will find the laundry room with separate water closet and direct access to the outdoors at the side of the property. Then there is the magnificent family bathroom, which is wonderfully maintained and presented and enjoys shower with roman bath. The third bedroom is located to the rear of the home with a view to the back yard. it is double room with built-in-robe.From a high position, the generously proportioned, covered, paved outdoor entertaining area with pitched roof overlooks the back gardens and has views beyond, over rooftops, to the North and West, toward Hawker Park. Beautiful sunsets can be captured from many vantage points toward the rear of the home. The lush, green gardens situated all around the property provide a beautiful view, looking out from all windows in the living areas, and bedrooms. Some fantastic features include;- 3 Bedrooms with built-in-robess- 2 Beautiful bathrooms with quality tiling, fixtures and fittings- 1 Carport with automatic door - Master bedroom with en-suite bathroom and walk-in-robe- Spacious family bathroom with roman bath- 2 Toilets- Open-plan kitchen with plenty of bench space, great storage, quality appliances, and wonderful views to the rear gardens- Spacious sunken lounge with raked ceiling and exposed jarrah beams- Formal dining room adjoins the kitchen and has direct access to the paved outdoors at the rear - Family room off the open-plan kitchen with casual meals space - Welcoming entry hall- Reverse-cycle air conditioning throughout - Gas bayonet for heating in the lounge room - Electric roller shutters (to almost all windows)- Security screens - Gas storage hot water system- Automatically reticulated gardens front and rear - Generously proportioned, covered, paved outdoor entertaining area with wood framed pitched roof - Garden shed- Beautiful, lush, green gardens surround the property- A short walk to Hawker Park, Primary School & Warwick Train Station- Close to Warwick Grove & Greenwood Village shopping & entertainment complexes- Build year is 1982- 680m2 of land area (approx.)- Zoned R20/R40 Contact Jon NOW on 0410602712, to register your interest in this fantastic piece of real estate!..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.