

**10 Pollard Way, Warnbro, WA, 6169**



**House For Sale**

Friday, 30 August 2024

10 Pollard Way, Warnbro, WA, 6169

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Tony Ansara  
0895914999

## Home Open Saturday, 31st August from 12:30-1:00pm

Charming 2x1 Situated on a MASSIVE 730sqm\* Block in a Prime Beachside Location!

This well-maintained residence is nestled in a popular pocket of Warnbro and is situated only metres to the beautiful beaches of Warnbro Sound. Featuring 2 bedrooms, renovated bathroom/laundry, quaint kitchen, open plan living area with a wood fire heater, large workshop, side access with enough room for a boat or caravan, and big backyard with plenty of room for the kids and fur babies to play and run free.

Ideally located within a short distance to quality schooling, local shopping facilities, public transport, and the pristine beaches of Warnbro.

Call Tony Ansara anytime on 0410 107 787 for questions or queries or to book a viewing. Facetime viewings are also available.

\*This property is leased until 15th December 2024 at \$440 per week.

### Property Features

Year built 1950

Lot size (approx.) 730m<sup>2</sup>\*

Front security screen door

2 Bedrooms

Renovated Bathroom/Laundry

Quaint kitchen

Open plan living area

Woodfire heater

Wooden floorboards throughout

Big backyard

Side access

Large workshop

### Location Features

Warnbro Beach 400m\*

Nearest bus stop (Currie Street After Dodd Place) 700m\*

Stargate Shopping Centre – Port Kennedy 2.1km\*

Warnbro Centre 2.2km\*

Aqua Jetty 1.8km\*

Warnbro Train Station 4.6km\*

Perth 55.1km\*

### Schools

Warnbro Primary School 1.8km\*

Koorana Primary School 2.5km\*

Port Kennedy Primary School 3km\*

Rockingham Lakes Primary School 3.5km\*

Warnbro Community High School 1.8km\*

Safety Bay Senior High School 5.5km\*

St Bernadette's Catholic Primary School 3km\*

Living Waters Lutheran College 850m\*

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.