

**12A Wood Ave, Waroona, WA, 6215**

**CENTURY 21**

**Sold House**

Saturday, 17 August 2024

12A Wood Ave, Waroona, WA, 6215

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



Dane Stanley  
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## Ultimate family home or Investors Special!

The township of Waroona sits perfectly at the foothills of the Scarp and is positioned ideally between Perth & Bunbury on the Southwest Highway ensuring access to both cities is easily within reach. This exceptional home has recently undergone an extensive renovation allowing the astute purchaser the ability to simply move in, unpack, and enjoy all that this great property and area has to offer.

The home itself boasts features that you simply won't find elsewhere with key attributes that include:

- \*☑ Double brick and colour bond construction
- \*☑ 4 bedrooms and 4 ensuite bathrooms
- \*☑ Double lock up garage with shoppers' entrance
- \*☑ Ultra-low maintenance 400sqm block
- \*☑ Multiple living spaces including a separate theatre room
- \*☑ Open plan kitchen, dining and living room
- \*☑ Kitchen complete with island bench, quality appliances, walk-in pantry and ample bench space and cabinetry
- \*☑ LED lighting throughout
- \* Ducted air conditioning
- \* New heat pump hot water system
- \*☑ New carpets and fully repainted throughout
- \*☑ Separate laundry room with ample linen storage
- \*☑ Alfresco under the main roof
- \*☑ Artificial lawns both front and back and low care gardens

For all those seeking a big family home, generational family living or the perfect investment with great returns then look no further. This great property ticks so many boxes and is presented in near-new condition. Contact the exclusive selling agents – Dane Stanley & Sandy Martin and arrange your private inspection today.

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