

**13 Eva Lynch Way, Warnbro, WA, 6169**

**JW**

**House For Sale**

Wednesday, 14 August 2024

13 Eva Lynch Way, Warnbro, WA, 6169

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**Why: Because the careful updates and quality inclusions are the clear winners in this fantastic family orientated abode**

**What:** A 4 bedroom, 2 bathroom home with a sensational below ground pool to the backyard, carport parking and gated side access

**Who:** Seekers of an updated residence with cool coastal charm and their own private poolside retreat

**Where:** On a 494sqm block, in a central and easily accessible setting close to schooling, shopping and parkland

Updated throughout with modern coastal tones and quality design choices, this sensational 4 bedroom, 2 bathroom home offers a wonderful move-in ready opportunity for the family, with its carefully considered floorplan flowing between multiple living areas before heading outside to your choice of two alfresco settings, placed perfectly to overlook the sparkling below ground pool for a backyard of bliss and your own private sanctuary setting. And for parking, you have a double covered carport, with gated drive through entry for that much sought after access to the rear yard. While a delightful parkland sits only a few steps away, with plenty of greenspace for the children or pets to enjoy, and its positioning proving an advantage for the family given its proximity to schooling, childcare and the local shopping centre, with quick access to either the freeway or train station making any commute a seamless journey.

A lawned front yard and paved driveway mark your arrival to the home, with your covered carport allowing for two vehicles, while a border of greenery and tropical palms add to the appeal. The entry hallway offers a welcoming contrast between the crisp white paintwork of the walls and warming tonal timber effect flooring to enhance its light and bright design, with the master suite positioned to the right. A beautiful bay window is the clear feature within, with soft carpet underfoot, a split system air conditioning unit and downlighting for your added comfort, with a walk-in robe and ensuite with shower, vanity and WC.

Rounding the corner of the hallway you find your formal lounge, with ample room for the entire family and a range of uses such as an activity space or secondary lounge, depending on your needs, with modern timber effect flooring and a large window overlooking the gardens. A sliding barn door separates your family living, dining and kitchen area, offering a spacious open plan design, with continuous timber flooring, downlighting and direct access to the rear yard, with added details to elevate the room including a built-in bench seat for dining, quality window coverings and another effective split system air conditioning unit. While the kitchen has been completely upgraded, with timber benchtops, extensive cabinetry and brand new built-in appliances, with on-trend black fittings and timeless subway tiling.

A laundry sits nestled beyond the kitchen, with cabinetry and direct garden access, while the three further bedrooms and family bathroom are placed in a split wing to the rear of the home. The bathroom offers a combined bath and shower, with black accessories for an updated look and a vanity for storage, with a private WC and linen closet to the hallway, while the bedrooms are all carpeted, with two furnished with built-in robes and split system air conditioning units.

Moving to the exterior, a generous alfresco sits to the side of the home offering the first of two outdoor settings, with access via the walk-through gate to the front carport, and more than enough room for large gatherings or quality family time within. While patio number two sits poolside, with a large, sheltered roof for added wellbeing and paving that extends around the glistening below ground pool for essential relaxation, with the benefit of glass pool fencing for peace of mind. And the remainder of the garden is lawned, with a shed for storage.

And the reason why this property is your perfect fit? Because the updates have already been completed, leaving you a wonderful family home, with a long list of much loved benefits included.

**Disclaimer:**

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