

# 18 Warrior Way, Molloy Island, WA 6290

## House For Sale

Monday, 8 July 2024

18 Warrior Way, Molloy Island, WA 6290

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1765 m2

Type: House



Sharon Howard  
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**\$579,000**

Living on a private island doesn't get much better than this. When you walk into this home you find yourself in an environment that embodies all that Molloy Island has to offer. Soaring timber lined ceilings with spacious open plan living area and expansive windows which allow good natural light in with a stunning outlook to the natural bush. The bright kitchen is flexible and a delight to work in. There are three good size bedrooms all have open fronted robes and are enhanced by the inclusion of red cedar flooring. Externally there is a very generous semi enclosed, covered patio, where one can picture the many hours, especially in summer, you would spend lazing the time away with friends. Parking has been well thought out and caters for most situations with four undercover bays plus a custom caravan bay. But that's not all to this beautiful home, many other improvements include wood fire heating, 3.2kw solar, water filtrations, freshly painted throughout and new window treatments. Resting on a beautifully treed 1765m<sup>2</sup> block with the bush reserve at the rear this home has been meticulously maintained by the current owners so there is more time to indulge and explore your days on Molloy Island. With natural bush, birdlife, kangaroos and abundant of native flora and fauna surrounding this beautiful home, then why not make the move to Molloy Island and make it a reality. Viewings by appointment only. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Downsouth (WA) Pty Ltd ACN 125 383 628