

35 Warruga Way, Wanneroo, WA 6065

House For Sale

Saturday, 29 June 2024



35 Warruga Way, Wanneroo, WA 6065

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 686 m2

Type: House



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From \$600,000

Offers close 3pm Monday the 1st of July. Suit buyers in the \$600,000's Open Times: Friday 28th June @ 12 - 12.30pm Saturday 29th June @ 1.30 - 2pm Sunday 30th June @ 9 - 9.30am Monday the 1st July @ 12noon. Looking for an Amazing Location on an affordable budget to enter the property market? Situated on a large south facing 686sqm block, in a whisper quiet and secluded location of Wanneroo this solid 3 bedroom brick & tile property is an entry level buyers dream. Boasting three good sized bedrooms, one bathroom, large family room, two outdoor living spaces and drive through access to a large level backyard. There's so much room for a large workshop and or a pool!! 35 Warruga Way, is the perfect property for first home buyers or investors looking to add to their property portfolio. Property features include:

- Spacious front living room, with large windows and carpet throughout
- Corner kitchen with recently updated cabinetry and free-standing oven
- Generous meals are off the kitchen
- A great visual aspect to the backyard through a window from the kitchen
- Three good sized bedrooms, all with windows and carpet throughout
- Ready to be renovated original bathroom with separate shower and bathtub
- Tiled laundry with ample storage and separate WC
- Linen cupboard in hallway
- Access through laundry to backyard
- Brick paved area & additional storage/sun room
- Large backyard with plenty of room to extend the property, add a workshop and or even add a pool!
- Electric hot water system & solar panels
- Single carport with gated access into rear of property
- Option for tandem parking in the main driveway, or additional driveway for extra cars and drive through access to the rear.
- Enjoy this quiet and picturesque location with Banyandah Park just at the end of the street, backing onto Lake Joondalup Nature Reserve.
- Council Rates approx \$1912.17 P/a
- Water Rates approx \$938.75 P/a
- Approximately built in 1973

Other nearby amenities include, but not limited to: - 2.8km to Wanneroo Central Shopping Centre, with an abundance of other retail and dining options along Wanneroo Road - 3.4km to Wanneroo Showgrounds and Skate Park - 4.2km to Wanneroo Botanic Gardens & Mini Golf - 7.4kms to Joondalup Health Campus - 8.2km to Edith Cowan University - 550m to Wanneroo Road and 9.5km to Mitchell Freeway via Ocean Reef Road Come see the potential for yourself, and secure this great sized block and home in Wanneroo

Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged make their own enquiries to satisfy themselves on all pertinent matter.