

Sold



6 Taraw Cl, Warnbro



Huge workshop, double garage, single carport & well presented home

ATTENTION ALL TRADIES & CAR / BOAT / WORKSHOP ENTHUSIASTS!

A well presented compact 3 x 1 home located on a Cul-de-sac with an amazing set up of over 100sqm of workshop/garaging all with concrete floor. There's capacity for 4 or 5 vehicles and still have room for more gear! Properties like this don't come around often.

36 SQM - Gated and secure entry powered double garage at 6m x 6m (approx) adjacent to the workshop with rear access.

72 SQM - Powered Workshop at 12m x 6m (approx)

14 SQM - Carport with automatic garage door at 2.4m x 6m (approx) and drive through access to workshop

The home is cosy and neutrally decorated throughout. The kitchen / dining / living area is at the back of the house with an additional lounge area 'around the corner' to the front.

The kitchen is light and bright with gas cook top, ample bench space and storage cupboards. Dining off the lounge. Family room with wood fire for those cold winter nights.

Queen sized master bedroom with walk in robe, two small minor bedrooms, one with built in robe and the other with small robe recess.

Bathroom with bath, shower and vanity, separate WC and separate laundry opening to the rear of the house.

3 1 5 694 m2

**Price** SOLD for \$320,000

**Property Type** Residential

**Property ID** 107

**Land Area** 694 m2

**Floor Area** 100 m2

#### Agent Details

Kevin Brincat - 0401 052 947

#### Office Details

Kevin Brincat Real Estate  
0401 052 947



Enormous patio area to rear of the house overlooking the garden for entertaining with concrete flooring and external gas bayonet for barbeque.

#### ADDITIONAL FEATURES INCLUDE:

Master bedroom has air conditioning unit

Security screens to windows and doors

Venetian blinds to bedrooms and vertical blinds throughout living areas

Linen cupboard to hallway

Laminate flooring and skirting throughout

Gas HWS approximately 2 years old

Reticulated gardens from the bore

Clothes line

Some established shrubs including vines

Shed

Situated in a convenient location in Warnbro which is in a popular suburb currently in high demand. Warnbro is close to shops, amenities, schools and of course the popular Warnbro beaches (Warnbro Dog Beach and Warnbro Foreshore Reserve).

DISTANCES below are approximate:

300m - Recreation Centre - Aqua Jetty (Leisure Pool / Gym)

800m walk - Warnbro Shopping Centre

1.7km drive - Warnbro Shopping Centre

750m walk - Koorana Primary School

1.0km drive - Koorana Primary School

1.1km walk - Warnbro Community High School

2.0km - Warnbro Beach

3.2km - Warnbro Train Station

Don't delay on this opportunity! Come to the first Home Open and see how this is going to work for you. For more information or a private viewing please contact ZOE CUMING on mob 0458 585 677 who will be happy to assist.

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