

Sold



169 Fendam St, Warnbro



Family home with magnificent garage and covered parking

UNDER OFFER BY ZOE CUMING

Beachside home on a large block with everything you need!

Zoe Cuming is proud to present this beautiful renovated 3 bedroom property with an additional bedroom and ensuite (currently not council approved) is packed full of extras/ Fabulous landscaped gardens to the front and back plus bonus huge double garage (you won't find bigger!) and large powered workshop with undercover drive through access, so perfect for storing your boat or caravan all on hard stand.

With a mixture of coastal and contemporary styles this home has great vibes, is warm and welcoming and benefits from plenty of natural light. It has great first impressions with the entrance portico, landscaped courtyard, corner seating area, front rendered wall and in-built post box, magnificent garage (which you'll love), and newly laid exposed aggregate driveways for plenty of off street parking.

Be quick here. It's a suburb in high demand popular for being close to award winning beaches, family friendly lifestyle and proximity to train station (approx 45 minutes to Perth CBD).

THE HOUSE

A welcoming and spacious entrance hall sets the scene for the home, leads you through to the kitchen/dining and separate front lounge.

Entertaining for large numbers will be easy with the kitchen / dining room

3 1 4 782 m²

Price SOLD for \$615,000

Property Type Residential

Property ID 180

Land Area 782 m²

Floor Area 135 m²

Agent Details

Kevin Brincat - 0401 052 947

Office Details

Kevin Brincat Real Estate
0401 052 947



which overlooks the patio. Kitchen has ample bench and cupboard space with large gas cooker and cooktop. There's room for large fridge/freezer and a separate scullery / laundry conveniently off the kitchen for additional storage space with benchtops, overhead cupboards and laundry facilities.

The lounge is in the centre of the home off the hallway with a lovely feature fireplace, feature jarrah door frame, r/c air conditioning unit and has a welcoming feel and is light and bright with large windows overlooking the front garden.

The 3 bedrooms all have high ceilings, all have R/C air conditioning and laminate flooring. Two bedrooms queen sized, one with a generous size BIR, and one single sized room again with a BIR. Newly created 'master bedroom' with r/c air conditioning unit, new flooring, BIR and striking French wooden double doors to the rear garden and gorgeous en-suite with large open shower, vanity on feature wooden shelf and WC (both not Council approved).

Family bathroom completely renovated with new bath, shower over bath, vanity and large unit offering storage, feature pendant lights and separate newly renovated family toilet.

The external areas are its stand out feature offering versatility and lifestyle options.

REAR OF HOME

Entertaining will be a breeze outside with a large concrete table and gabled colourbond patio with paved flooring and great lighting. This is an outdoor area that you will use as it's tidy, versatile and conveniently off the kitchen. The patio extends around the side of the house to the garage and also to the shed. Lighting has been professionally installed into the roof of the patio throughout and the flooring is in great condition.

Spacious lawn with built in bbq area and raised corner terrace perfect for additional seating area around the BBQ which is perfect for watching the kids play. Plenty of room for a pool.

Large powered workshop (that has been extended) approx. 9m x 4m. Roller door and side pedestrian access.

FRONT OF HOME

Huge double garage with additional storage space and extra width and height to the auto roller door complete with mezzanine floor in the roof (for even more storage), double glazed windows, pedestrian door, and rear undercover access to the powered workshop. This garage would fit almost any car/ute, caravan & your other toys. There is ample room to park bikes, trailers and cars under the covered area behind the garage.

Seating area overlooking a gorgeous enclosed courtyard with flower borders, paving slabs, ornamental stones; creating perfect area for a firepit or relaxing under the shade of the tree.

Exposed aggregate driveway to the garage from the street and additional double driveway both completed in the last 18 months.

Extra features include:

- New garage & driveway (late 2020); additional driveway (Dec 2021)
- Renovated family bathroom and toilet (2018)
- New colourbond fences (2020);

- Completely renovated laundry (2018)
- Master bedroom and ensuite
- New LEDs throughout
- Roller shutters to front windows and one back bedroom
- Solar HWS with electric booster
- Solar panels
- Gas cooktop and oven
- Feature lighting (including pendant lights in bathroom)
- Feature jarrah door frames and some wooden doors
- Large outdoor stone table
- Feature cupboard / door knobs
- 5 x R/C air con units in front lounge & bedrooms
- All new pipes to replace copper pipes
- New insulation above master bedroom
- Rubbish bin hidey to the front
- Reticulation of gardens off the bore that runs on 3 phase power (cost saving)
- Shed

This house in a great location: distances below are approximate:

- 350m - Reserve at Galway Gardens
- 500m - Warnbro foreshore / beach
- 1.6km - Living Waters Lutheran College (private primary and high school)
- 1.7 km - Primary School
- 1.9km - Aqua Jetty (recreation centre with pools & gym)
- 2.2km - Warnbro Shopping Centre
- 2.5km - St Bernadettes (private primary school)
- 3.6 km - Warnbro Community High School
- 4.5 km - Warnbro train station
- 7.4 km - Rockingham Shopping Centre

This beautiful house is in a popular part of old Warnbro and will sell quick! Do not delay in viewing and for further information or a private appointment, please contact Zoe Cuming who will be happy to assist, on mob 0458 585 677 or email: zoe.cuming@gmail.com

Prior to purchasing the property the buyer is advised by Kevin Brincat Real Estate to conduct their own due diligence and make their own enquiries regarding the property including verification of the details the agent has advised to you. The information provided comes from the vendor and other parties including Landgate and local government authorities and we confirm as agent we have no independent knowledge of the correctness of the information

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.