



SOLD

FINAL SCORE: LIVING ON TOP OF EACH OTHER...NIL. HAVING LOADS OF SPACE INSIDE AND OUT...10

In this day and age of smaller and smaller blocks as people live on top of each other, nothing compares to walking out the door and casting your eye over a substantial piece of land that is all yours. No houses butting up against each other, a huge shed large enough to do almost any project and other outbuildings that are very useful.

There is outstanding value on offer here with this magnificent property located on the corner of Kooyong Avenue and Albany Highway in Warrenup. The location is only a short 8-minute drive to the centre of town and would be a perfect solution for the tradie or home handyman or that growing family. With easy access from either Albany Highway or Kooyong Avenue, manoeuvring a boat, a caravan or trailer is a breeze.

The home is generous in size and the layout provides for a number of options. Currently set up as 5 bedrooms plus an office, open plan living, dining and a pleasant kitchen space. All of the bedrooms downstairs are a good size, whilst upstairs there is a generous master bedroom complete with en-suite plus his and hers walk in robes. One of the downstairs bedrooms is large enough to perhaps become an additional living space, such as a theatre room (away from the main living), while the rest of the lower floor is home to a family bathroom, a laundry with good storage, a third toilet and a double linen cupboard further down the passage way.

There is an enormous amount of light flooding into the dining/living space courtesy of the large windows and glass sliding doors that make this house feel like a home. The kitchen includes a walk-in pantry, a dishwasher, gas 900mm oven and it allows for those cooking to be part of the conversation with family and guests in the adjacent dining area or to keep an eye on what is happening in the living room.

The level 4,475m² block has a double roller door workshop 12.5m x 8.5m, with three phase power, water and a telephone connection, making it perfect for the tradie or home handyman. A further two sheds provide enough room for the whole family, one unlocking a multitude of other possible uses such as a teenagers retreat or craft activity zone, the other could provide extra

5 BED | 2 BATH | 4 CAR

PRICE:
\$600,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN

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Floor Plan - 5 Kooyong Avenue, Warrenup WA 6330

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.