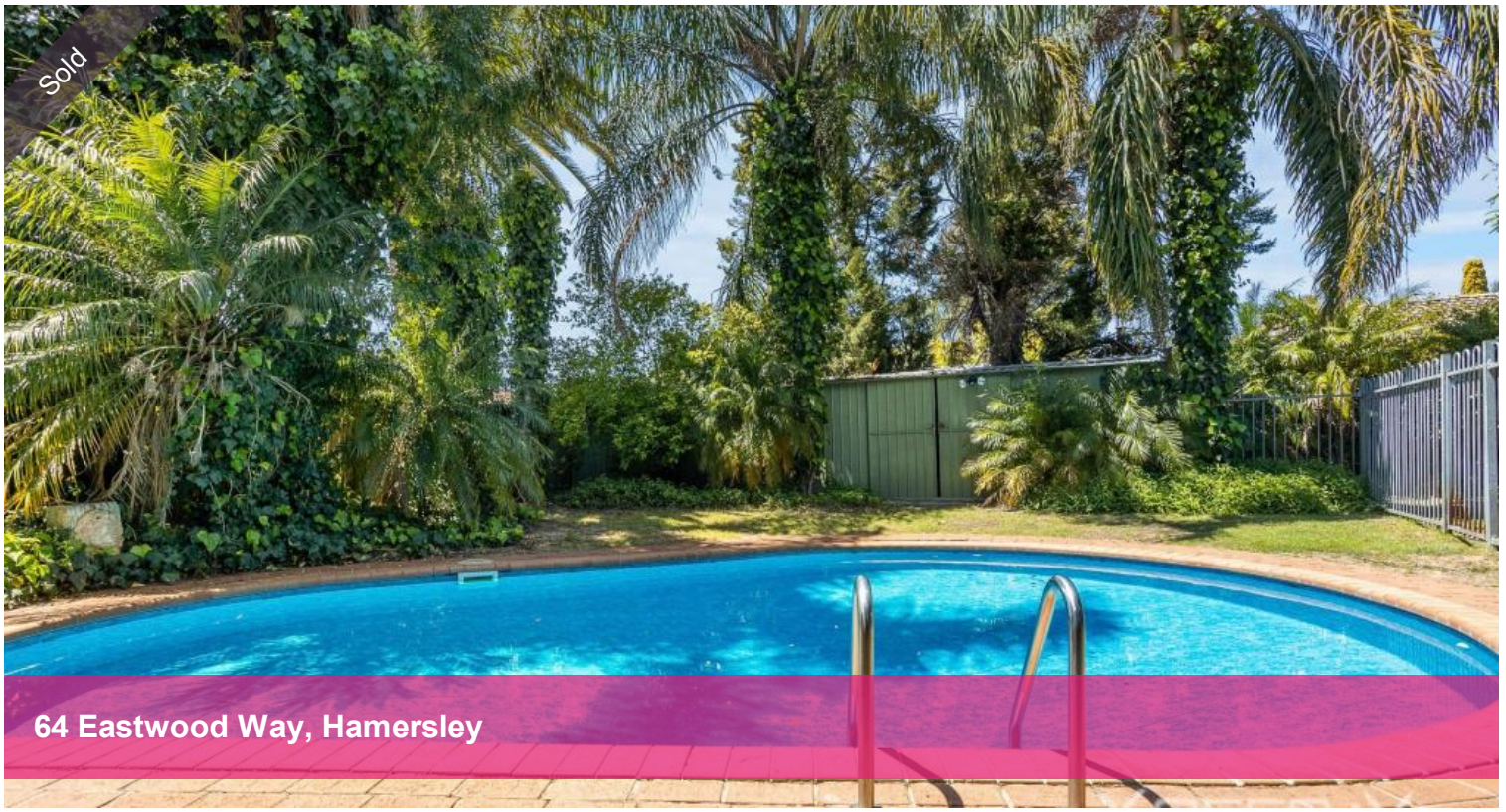








1970s Gem Ready for a Reset

If you've been dreaming of a spacious home of your own, this rock-solid 4-bedroom residence might just be the one!

Step through the hacienda-inspired archway and into this brick-and-tile property, where owner-occupiers or investors can do a few minor repairs and move right in, strip it down to the bones for a contemporary renovation, or start afresh with a blank canvas. Generous bedrooms share one end of the house with the family bathroom, featuring a shower/bath combination.

A separate lounge with a ceiling fan, air conditioning and a wood heater can be closed off by solid double doors, letting kids be noisy and adults have a rest – or vice versa, as the night wears on. The dining/kitchen area has a country-style set-up with plenty of cupboards, and the laundry hidden directly behind the kitchen is much larger than more modern spaces – enough for a combined laundry/scullery.

The massive outdoor entertaining area has been retained from the building's early days when kids would go and play for hours on end. Sprawling gardens are tamed by brick garden beds or strategically planted to shade the crystal-clear pool. The whole property is enclosed by gates for the safety of young children and pets.

Sunny days can be spent at nearby Eglinton Aintree Reserve, which hosts play equipment, footy goalposts and more – or by joining a team sport at the Stirling Leisure Centre. When the weather's inclement, Warwick Grove has got shopping and cinemas to enjoy. Getting around on weekdays is easy from here, with Warwick Station within easy reach, plus a selection of great

4 1 2 729m2

Price	SOLD
Property Type	Residential
Property ID	28077
Land Area	729 m2

Agent Details

Adam Whitford - 0406 616 608

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
08 9207 2088

XCEED REAL ESTATE

schools nearby.

Call Adam Whitford on 0406 616 608 to book a viewing.

Features include:

Brick and tile home built in 1975

4 generous bedrooms

Family bathroom with shower over bath

Huge lounge with natural light and solid wood bar

Country-style kitchen/dining area

Laundry (which could have a scullery added)

Split system aircon and combustion wood heater

Fibreglass pool and outdoor entertaining area

Lawn and garden shed

Gated double carport

729sqm block

Location (approx. distances):

Eglinton Aintree Reserve 550m

Stirling Leisure Centre - Hamersley 850m

Warwick Grove Shopping Centre 1.8km

Warwick Stadium 3.1km

Karrinyup Waters Resort 3.9km

Glendale Primary School 1.8km

Keiki Early Learning Hamersely 2km

Warwick Senior High School 2.5km

Bus stop (Route 387) 550m

Warwick Station 2.5km

Erindale Road 300m

Perth 14.5km

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.