



## Warnbro, 25 Holcombe Road

### Fantastic Location & Room For All The Family

This well-maintained 4-bedroom 2-bathroom home presents an excellent opportunity for a low-maintenance lifestyle. Set on an easy-care 594sqm block, this property offers a perfect blend of comfort and convenience, featuring:

- Spacious open-plan living area at the rear, with sleek tiled flooring
- Master bedroom with ensuite and walk-in robe
- Modern kitchen equipped with a breakfast bar, dishwasher, gas cooktop, and integrated eye-level oven and grill
- Reverse cycle split system air conditioning for year-round comfort
- Separate lounge room for added living space
- Solar panel system for eco-friendly energy efficiency
- Large shaded rear patio with a pagoda, ideal for outdoor entertaining
- Generously sized shed for additional storage
- Bore reticulation system for easy garden maintenance



#### For Sale

Offers over \$665,000

#### View

By Appointment

#### Contact

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**LJ Hooker Mandurah**  
**(08) 9586 5555**

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Double carport with side access
- Easy-care front and rear gardens

Additional Features:

Block size: 594 sqm

Built in approximately 1994

Whether you're looking for a place to call home or a smart investment, this property offers fantastic value. Located in the desirable Warnbro Sound area, it's just moments from Aqua Jetty Sports and Swimming Complex, Living Waters Lutheran College, Warnbro Community High School, local shops and walking distance to the Warnbro sound pristine beaches.

Disclaimer: Some pictures are for illustrative purposes only. This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their independent inquiries and must rely on their judgment about the information included in this advertisement. Richard Mathlin and LJ Hooker provide this information without any express or implied warranty as to its accuracy or currency.

## More About this Property

Property ID	4QTSFF2
Property Type	House

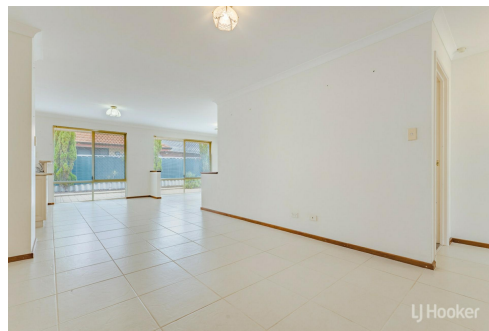
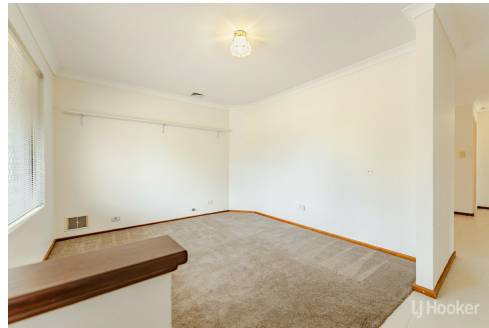
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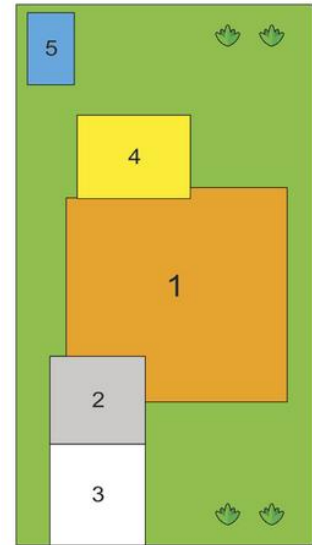
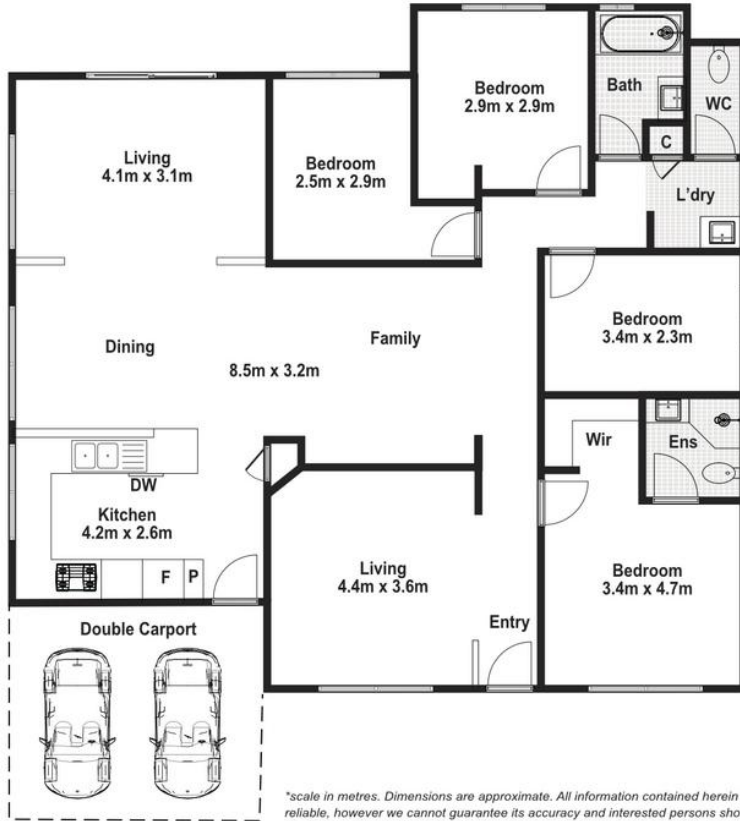
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# 25 Holcombe Rd, Warnbro

block size 594m<sup>2</sup> | building 238m<sup>2</sup> | 4x 2x 2x



Richard Mathlin | 0409 125 205



### Site Legend

- 1. Residence
- 2. Carport
- 3. Driveway
- 4. Alfresco
- 5. Shed



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\*scale in metres. Dimensions are approximate. All information contained herein from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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