



8B Powis Way, Warnbro



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Stunning Family Home in Sought-After Warnbro – An Exceptional Investment Opportunity!

Fall in love with this beautifully presented home, ideally located in a quiet, family-friendly pocket of Warnbro. Designed with care and style, this modern residence delivers the perfect combination of space, comfort, and convenience – making it a standout choice for savvy investors or future homeowners alike.

Originally built for a growing family who lovingly maintained it, the home has been thoughtfully laid out to suit modern living. It now offers an outstanding opportunity for investors, with reliable long-term tenants already in place providing immediate rental returns.

Step inside to find a bright, spacious open-plan living and dining area – flooded with natural light and perfect for family time or entertaining guests. At the heart of the home, the stylish kitchen is equipped with sleek finishes, premium stainless-steel appliances, and a scullery – a true dream for any home chef.

Property Highlights:

- Generous master suite with walk-in robe and private ensuite
- Three additional well-sized bedrooms, all with built-in robes
- Elegant main bathroom with quality fixtures
- Modern kitchen with stainless steel appliances and bonus scullery
- Open-plan living and dining area, filled with natural light
- AirTouch 2 Panasonic Smart Air Conditioning for year-round comfort
- Hardwired CCTV system for added peace of mind
- Energy-efficient solar panels
- LED downlights throughout

4 2 2 491 m²

Price	From \$650,000
Property Type	Residential
Property ID	4609
Land Area	491 m ²

Agent Details

Tracey Clarke – 0406 671 720

Office Details

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- Covered alfresco area for year-round entertaining
- Easy-care, fully reticulated gardens
- Double garage with additional storage space
- Survey Strata – **No Strata Fees**
- Land Size: 491m² | Floor Area: 158m²
- Built in 2022

Currently leased with long-term tenants, this home offers a strong return for investors, with minimal upkeep required. Lease expires March 2026

Prime Location:

Enjoy the convenience of being just minutes from pristine Warnbro Beach, quality local schools, shops, public transport, and family parks. This is a lifestyle location with everything you need right on your doorstep – and a smart investment in one of the area's most desirable streets.

Don't Miss Out – Quality Homes Like This Are in High Demand!

Contact **Tracey Clarke** today to arrange a viewing: 0406 671 720 or tracey@urbanwa.com.au

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