

**107 Camboon Road, Noranda, WA 6062**



**Sold House**

Monday, 4 March 2024

107 Camboon Road, Noranda, WA 6062

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 699 m2**

**Type: House**



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0470604340

**\$683,100**

All offers presented on or before 18/03/2024. Owner reserves the right to accept any offer prior to this date. This property is being sold "AS IS WHERE IS". Located in the central area of Noranda, this delightful home features three bedrooms plus an enclosed entertainment area, all set on a generous 699 square meter lot, making it an exceptional investment opportunity with potential for subdivision. Positioned on a sizable block and zoned R25, this property provides flexibility and potential for astute investors. Enjoy year-round comfort with air conditioning installed in both the lounge and master bedroom, ensuring a pleasant living environment regardless of the season. All bedrooms come equipped with built-in wardrobes, providing ample storage space and convenience for the whole family. Step outside and discover the enclosed entertainment area, perfect for hosting gatherings with friends and family or simply relaxing in privacy. Families will appreciate the proximity to schools, with reputable educational institutions just a stone's throw away, cutting down travel time and ensuring more quality time spent at home. Boasting a spacious 20-meter frontage, ample parking space is available, providing convenience and accessibility. Its prime location ensures proximity to essential amenities such as shops, schools, parks, and transport options, making it an attractive choice for future buyers. Convenience is paramount with this location. Within a short drive, you'll find yourself at the nearby shopping center, just a short drive away, where you can access a variety of shops, dining options, and amenities. The bustling CBD is also within easy reach, with only a 20-minute drive, offering endless opportunities for work and leisure. Excellent location

- \* 2 minutes drive to Camboon Primary School
- \* 3 minutes drive to Noranda Shopping Centre
- \* 7 minutes drive to Galleria Shopping Centre
- \* 7 minutes drive to Coventry Village
- \* 8 minutes drive to Mirrabooka Shopping Centre
- \* 20 minutes drive to Perth CBD

The Noranda Train Station will be nearby. Don't miss out on this golden opportunity to secure a solid investment with promising subdivision potential. Disclaimer: The information provided herein has been prepared with care however it is subject to change and cannot form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative or agent cannot be held responsible for any inaccuracies. Interested parties must be sure to undertake their own independent enquiries.