

**18 Christmas Ave, Orelia, WA 6167**



**Sold House**

Thursday, 21 March 2024

18 Christmas Ave, Orelia, WA 6167

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 7**

**Area: 728 m2**

**Type: House**



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**\$590,000**

Fantastic 4 bedroom 1 bathroom home on 728sqm with the bonus of a two storey garage/workshop with loft. So many options - Perfect for the self-employed tradesperson for storage & office space or use as a hobby/activity room. Central location, only moments away from local schools, shops, parklands, and all of the fantastic amenities that the City of Kwinana has to offer. It's a short distance to many facilities located in and around the Kwinana Marketplace, including Medical centres, Chemists, Post office, Library, banks, Aldi, Coles, Woolworths, Big W, Newsagent, fast food outlets, Recquatic pool & fitness centre, choice of 24/7 gyms, Kwinana Adventure Park and the list goes on...Property Features include 728sqm block 4 bedrooms 1 bathroom Lounge room with split system air conditioner and wood fireplace Master bedroom with built in robes and wall air conditioner Kitchen with dishwasher and loads of storage cupboards Mudroom/activity area - access to carport/driveway and outdoor room Freshly painted interior New Laminate flooring in bedrooms Enclosed outdoor room with plenty of cupboards for storage Samsung stainless steel fridge included with property (not plumbed in) Rayburn wood stove and split system air conditioner in enclosed outdoor room Two storey loft garage/workshop at rear of property 6m x 7.2m (workshop benches included) Upstairs loft - landing has built in storage shelves and containers - loft main room with split system air conditioning Large gable patio Second large flat patio Council rates - \$1,800 per annum (approx.) Water rates - \$899 per annum (approx) Local Schools Within walking distance of Gilmore College (500m), Orelia Primary School (200m), St. Vincents Primary School (2.3km), South Metro TAFE Kwinana Campus (.6km), Peter Carnley Anglican Community School (0.8km & 2.6km), Kings College (3.3km), Murdoch University Rockingham Campus (7.7km), Kolbe Catholic College (7.7km) Travel Kwinana Train Station (2.6km) - Perth and Mandurah train lines Kwinana Bus station (1.4km) - Local Kwinana suburbs, Rockingham and Fremantle bus routes Access to Kwinana Freeways North and South via Thomas Road entry - 3.2km Rockingham City Centre 9.1km, Fremantle 20km, Perth 31km Beaches Kwinana Beach (5.7km), Kwinana Dog Beach (6.0km), Rockingham Foreshore (8.0km) Local Shopping / Dining The Kwinana Marketplace (1.3km) is the central shopping location, which houses major retailers such as Woolworths, Coles and Big W as well as smaller, locally-owned retailers inc medical centres, chemists, clothing outlets, hairdressers, newsagency, takeaway outlets, and petrol stations. This centre is surrounded by other large retailers including Aldi and various service providers, all conveniently located in the heart of Kwinana. These include Dome Kwinana, The Local Bar and bistro, Kwinana Recquatic Centre, and Kwinana Public Library to name a few. Local Parks Kwinana has a vast range of parks and ovals ranging in size, purpose and amenities. With sporting ovals and pavilions, the well-known Kwinana Adventure Park (1km), outdoor exercise equipment and accessible parks and playgrounds, there is something for everyone. Proudly Presented by Tiarna McCormack of Next Vision Real Estate. If you would like any further information on this property, the Local area or any Real Estate Matters please call Tiarna on 0401 860 698 or email [tiarna@nextvisionrealestate.com.au](mailto:tiarna@nextvisionrealestate.com.au).