

**18 Portchester Avenue, Orelia, WA 6167**

**House For Sale**

Friday, 17 November 2023



18 Portchester Avenue, Orelia, WA 6167

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 435 m2**

**Type: House**



Kaj Arora

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Kaylene Cowell

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## Best Offers from \$495,000

Welcome to the heart of Orelia! Discover this charming family home, an opportunity that's simply too good to pass up. Nestled in a tranquil cul-de-sac, adjacent to a park, it's a haven close to all conveniences. With four bedrooms and two bathrooms, this residence caters perfectly to families seeking spacious living. The front lounge and master bedroom, featuring a double walk-in robe and an impressive shower area, add a touch of luxury. Every bedroom is equipped with built-in robes, ensuring ample storage throughout. Designed for family living, the generous living area and kitchen flow seamlessly, complemented by an alfresco and a year-round enjoyable backyard. Beyond comfort, this property prioritizes security, creating a family-friendly and relaxing environment. Key Features: ☑ Spacious master bedroom with walk-in robe and en-suite ☑ Three additional bedrooms with built-in robes ☑ Additional Study/Theatre Room ☑ Two stylish bathrooms ☑ Chef's kitchen ☑ Light-filled open-plan dining and lounge room ☑ Cozy outdoor area for year-round entertainment with a low-maintenance backyard. ☑ Conveniently situated within walking distance to local shopping areas and bus routes, this home is a perfect blend of comfort and accessibility. Currently tenanted until 15th of May 2024 at \$500 per week. For more information, reach out to Kajall Arora on 0404 369 148 or Kaylene Cowell on 0403 830 221. Disclaimer: This information is provided for advertising and marketing purposes only. While believed to be accurate, neither the Agent nor the client nor employees of both guarantee its accuracy and accept no responsibility for actions taken or reliance placed upon this document. Interested parties are advised to make independent inquiries and rely on personal judgment to satisfy themselves in all respects. Council Rates: \$2,267.27 approx. Water Rates: \$1,029.97 approx