

2/106-108 McGilvray Avenue, Noranda, WA 6062



Villa For Sale

Thursday, 18 April 2024

2/106-108 McGilvray Avenue, Noranda, WA 6062

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Villa



Nigel Ross
0892753825

Offers from \$479,000

Perfect for first-home buyers, down-sizers and even astute investors seeking their next rental property, this neat and tidy 3 bedroom 1 bathroom villa is nestled only walking distance away from schools, shopping, lush local parklands and public transport - impressively combining an ultra-convenient location with a low-maintenance "lock-up-and-leave" lifestyle. A tiled open-plan living, dining and kitchen area welcomes you inside and plays host to a split-system air-conditioning unit, an electric-upright cooker, under-bench cupboard space and an additional storage pantry. Servicing the sleeping quarters is a contemporary bathroom with a shower, vanity, further under-bench storage and a mirrored shaving/amenity cabinet. At the rear, a spacious and paved entertaining courtyard is the ideal place to sit and relax outdoors, without a worry in the world. Add your own personal touches throughout and prosper to no end, with this delightful pad ripe for a renovation - increasing its value as either your next place of residence or as an income-earner if embedded to your portfolio. The sprawling Robert Thompson Reserve is just metres your front doorstep and directly across the street, with the likes of bus stops, Noranda Primary School and a plethora of other picturesque local parklands all nearby and very much within arm's reach. Also in close proximity are Noranda Shopping Centre, Morley Senior High School, medical amenities, major arterial roads (including Reid Highway) and even the Galleria Shopping Centre in neighbouring Morley. The future Noranda Train Station will also be within touching distance for those who utilise public transport more than others. It really is a case of "position perfect", here. Contact Nigel Ross now to find out more and to register your interest at the very same time! Features include, but are not limited to:

- 3 bedrooms
- 1 bathroom
- Open-plan living/dining/kitchen area
- Electric cooking appliances
- Built-in wardrobes
- Split-system air-conditioning
- Skirting boards
- Electric hot-water system
- Paved entertaining courtyard
- Storeroom
- Single carport
- Solid brick-and-tile construction
- Strata fees - \$482/per quarter
- Potential rental income of \$550 per week