

**2/2 Grose Way, Noranda, WA 6062**



**Townhouse For Sale**

Thursday, 9 May 2024

2/2 Grose Way, Noranda, WA 6062

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Nigel Ross  
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**From \$450,000**

Currently tenanted until mid-October this year, this charming 3 bedroom 1 bathroom townhouse residence in a quiet looped street finds itself situated within an intimate complex of only a few, encouraging private low-maintenance "lock-up-and-leave" living for all involved. It truly is the perfect investment opportunity for the short-term, with the existing lease ending on 12/10/2024 and earning you \$450/per week in rent, until then. Downstairs, a large front living room welcomes you inside and leaves plenty of space for rest and relaxation. Off the tiled open-plan kitchen and dining area, a fantastic outdoor patio-entertaining space is nice and tranquil. The stylish kitchen itself plays host to a range hood, an electric cooktop, an under-bench oven and an appliance nook for good measure. Upstairs, the generous master bedroom is the pick of the sleeping quarters with its ceiling fan, mirrored built-in wardrobes, access out on to a delightful front balcony and semi-ensuite access into a fully-tiled bathroom with a shower, vanity, sliding French door and more. Either one of the two spare bedrooms can be utilised as a study, if you are that way inclined. In terms of living convenience, there are lush local parklands in abundance nearby, with strolling distance to bus stops, Camboon Primary School, Morley Senior High School and Noranda Shopping Centre simply an added bonus. Throw in a very close proximity to the sprawling Noranda Sporting Complex, Morley Bowling Club, medical facilities, major arterial roads, the future neighbourhood train station and even the Galleria Shopping Centre and you have yourself a wonderful location in which to invest in, no matter what your circumstances are. How good! Contact Nigel Ross to register your interest in the "investor special", today! Features include, but are not limited to:

- Entry verandah
- Easy-care timber-look flooring to the spacious living room and bedrooms
- Tiled kitchen/dining area
- Range hood
- Electric cooktop
- Under-bench oven
- Appliance nook
- Outdoor patio entertaining
- Mirrored built-in robes
- Fully-tiled semi-ensuite bathroom upstairs
- Balcony off the master suite
- Separate laundry
- Feature ceiling cornices
- Skirting boards
- Security doors
- Low-maintenance gardens
- Garden/tool shed
- Side-access gate to the patio courtyard
- Single lock-up carport with a roller door - and internal shopper's entry via the laundry
- Visitor-parking options
- Currently tenanted at \$450/per week - until 12/10/2024
- Strata fees - \$300/per quarter