

**22 Carbine Street, Orana, WA 6330**



**Sold House**

Thursday, 4 January 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 809 m2**

**Type: House**



Joe Trichilo

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## Contact agent

There are numerous reasons why this property is destined to grab the attention of astute first home buyers to investors, not least of which is the affordable price bracket. Such properties remain in demand, so prompt action would be wise to get the jump on fellow buyers. The sound and inviting home has been reroofed and is very comfortable and liveable, and packed with potential to be jazzed up a tad and potentially extended, subject to planning approvals. A major drawcard for buyers will also be the fabulous big lot featuring a massive private and sunny aspect backyard, with a 2.5mx3.5m shed and space for a whole lot more. There is handy drive-thru vehicle access from the two-bay gated carport. And it would be a simple matter of swapping the fence for a gate on the opposite side of the home to create wide access for a big caravan and boat. Entry to the home via the carport reveals a modern, painted high raked ceiling separate lounge, which flows to a pleasant dining area, with great built-in storage, and a superb kitchen, with plenty of storage and bench space and a modern upright stove. This zone opens to a private potential plus patio, which could easily be decked and extended. The remaining wing of the home reveals a spacious main bedroom with robes, roomy second bedroom, with room for robes, and a pleasant third bedroom and a functional laundry and bathroom. Enjoy as presented, or consider the possibilities to capitalise on all this property has to offer. For more detailed information or to arrange a private viewing please contact Joe Trichilo on 0409 370 676 email [joe.trichilo@raywhite.com](mailto:joe.trichilo@raywhite.com)