

26 Lurline Street, Orana, WA 6330



Sold House

Friday, 1 September 2023

26 Lurline Street, Orana, WA 6330

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 881 m2

Type: House

\$395,000

You won't find smarter buying than this property if you're in the market for a first home or sound rental investment. On a terrific fully serviced 881 sqm block, this highly appealing brick and Colorbond home has everything established for an easy life – and lots of space for families to spread out and enjoy their new nest. It will equally suit property investors or first buyers looking to pick up a good home without breaking their budget – or those for whom downsizing doesn't mean sacrificing space. There's nothing major to do here as the entire place has been well maintained and it's spotlessly clean. Lay some new floor coverings in the high traffic areas and possibly upgrade the oven in the kitchen (both original from 1995) and you are good to go. The main entrance off the inviting front verandah opens out to a large lounge with carpeted floor and well positioned wood fire that heats the whole home. This flows on to a spacious, open plan dining area, family room and appealing U shaped kitchen with breakfast bar, gas cooking and a generous amount of cupboard space. The master bedroom is an exceptional size and the other two bedrooms are good-sized doubles. All three have built-in robes and carpeted floors. A linen press is conveniently located at the end of the hall, close to all bedrooms. The nearby bathroom has a bath, separate shower and vanity. The toilet is off the laundry, where glass doors lead outside. Just as the inside is comfy and well appointed, the outside is practical and carefully planned for making the most of this block. A real treat is the sheltered outdoor living area located on the sunny side of the house, accessed via sliding glass doors from the family area and overlooked by the kitchen. A carport under the main roof provides for easy access to the patio and a short cut to the kitchen and informal living area inside the home, handy when carting groceries inside after shopping. To the side is enough width for vehicles to drive through to the vast back yard, which is mostly of lush grass and established gardens up against the boundary fencing. There are already two garden sheds and a shade house in the rear yard but there is plenty of space for a larger shed to be built and still have ample room for a vege garden, fruit trees, chicken coup, trampoline or sand pit and friendly neighbourhood cricket matches – a paradise for children and pets alike. This very attractive property is close to popular schools and the TAFE as well as within walking distance of a major supermarket and cinema complex. Don't let this one get away. If you're in the market for an affordable new home on a big block with nothing to do, this should be top of your list. Contact Lee Stonell on 0409 684 653 or lee@merrifield.com.au to arrange an inspection, before you miss out. What you need to know: - ? Brick and Colorbond home on 881sqm block - ? Excellent presentation, well maintained - ? Sunny open plan living area with wood fire - ? Practical kitchen with gas cooking - ? Carpeted lounge off entrance - ? Three large bedrooms with built in robes - ? Bathroom with bath, shower, vanity - ? Laundry and separate toilet - ? Built in linen press - ? Sound carpets, vinyl flooring, blinds and neutral decor - ? Patio on sunny side of house - ? Carport under main roof - ? Side access for vehicles in to yard - ? Two gardens sheds, shade house - ? Block mostly in lawn with space for veggies, composting, recreation - ? Close to a primary school, NASHS, cinema, supermarket, TAFE - ? Perfect for downsizers, first timers, rental investors - ? Council rates \$2,271.30 per annum - ? Water rates \$1,488.73 per annum