

# 26 Parkinson Street, Noranda, WA 6062



## House For Sale

Wednesday, 17 April 2024

26 Parkinson Street, Noranda, WA 6062

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 824 m<sup>2</sup>

Type: House



Cheng Liu

## Fixed Date Sale

All offers presented on or before 1/5/2024. Owner reserves the right to accept any offer prior to this date. Nestled within the serene embrace of Robert Thompson Reserve, lies an exceptional residence poised to elevate your lifestyle to new heights. Welcome to this captivating abode, where every element has been meticulously crafted to offer comfort, luxury, and unparalleled convenience. Step inside this distinguished dwelling and be greeted by a harmonious blend of space and style. Boasting four bedrooms, two bathrooms, and a water closet, this residence epitomizes contemporary living at its finest. The expansive lounge room, adorned with soaring ceilings, invites relaxation and gatherings, while a conveniently located study area provides the perfect setting for work or leisure. Indulge in the epitome of tranquillity within the master bedroom, complete with an ensuite bathroom, built-in robes, and a ceiling fan for optimal comfort. Two additional generously sized bedrooms, each adorned with ample storage space, cater to the needs of the modern family. A common bathroom ensures convenience for all residents and guests alike. Entertainment knows no bounds in the spacious game room, featuring a bar counter equipped with a sink and lofty ceilings that add an extra dimension of grandeur. Adjacent to this recreational haven, discover another versatile bedroom currently utilized as a gym, offering endless possibilities for customization. The heart of the home lies in the open-concept dining-kitchen area, where culinary delights are prepared amidst high ceilings and abundant bench space for storage. Transition seamlessly from indoor to outdoor living with a sprawling entertainment area, complete with a BBQ zone and covered pavilion, overlooking a sparkling swimming pool adorned with a Bali-style gazebo and outdoor shower—a true oasis for relaxation and recreation. Practicality meets convenience with a single carport and adjacent drive-through garage/workshop, providing ample space for vehicles and storage. Security is paramount, with an alarm system and CCTV ensuring peace of mind at all times. Beyond the confines of this exquisite abode, discover the allure of its surroundings. With a coveted street frontage and a north-facing lot boasting a wide frontage of 30 metres, the potential for future development is limitless. Spanning across 824 square metres of land with R25 zoning, seize the opportunity to create your vision of architectural excellence. Embrace a lifestyle of convenience with proximity to Hawaiian's Noranda Shopping Mall and an array of parks and recreational facilities, including Millerick Reserve, Strutt Way Reserve, Holden Reserve Basketball Court, and Morley Noranda Recreation Club. Whether seeking tranquility or adventure, this parkside sanctuary offers the best of both worlds. In summary, this residence stands as a testament to luxurious living, seamlessly blending comfort, sophistication, and convenience in a coveted parkside location. Don't miss your chance to call this oasis home—a haven where dreams are realized, and memories are made.

**Option 2 Parkside Paradise: Your Ideal Family Haven with Future Development Potential**

Nestled alongside the serene greenery of Robert Thompson Reserve, this inviting residence presents an exceptional opportunity for families seeking both comfort and potential for future growth. Situated in a coveted location, adjacent to a park and within walking distance to Hawaiian's Noranda Shopping Mall, this property offers a lifestyle of convenience and tranquility. Upon entering, you are greeted by a spacious Lounge Room adorned with high ceilings, providing an atmosphere of openness and elegance. Adjacent to the lounge, a dedicated Study Area offers a quiet space for productivity or relaxation. The heart of the home lies within the open-concept Dining-Kitchen area, featuring ample high and low bench space for storage and culinary creativity. Whether hosting intimate gatherings or family meals, this versatile space caters to all occasions with style and functionality. Boasting four bedrooms and two bathrooms, including a luxurious Master Bedroom complete with an ensuite bathroom, built-in robes, and a ceiling fan, this home ensures comfort and privacy for every member of the family. Two additional well-appointed bedrooms, one with a walk-in robe and the other with a built-in robe, provide ample accommodation options. Entertainment is taken to new heights with the generous Game Room, featuring a bar counter equipped with a sink and boasting high ceilings for an added sense of spaciousness. Adjacent to the Game Room, a versatile bedroom, currently utilised as a gym, offers flexibility to adapt to your lifestyle needs. Step outside to discover a true oasis for outdoor living and recreation. A sprawling entertainment area, covered and paved for year-round enjoyment, beckons you to unwind and entertain in style. Adjacent to this, a sparkling swimming pool awaits, accompanied by a Bali-style gazebo and outdoor shower, creating a resort-like ambiance in your own backyard. Practicality meets convenience with a single carport and an adjacent drive-through garage/workshop, providing ample space for parking and storage. Security and peace of mind are assured with a security alarm system and CCTV surveillance, while brick wall fencing ensures privacy and security. Positioned on a street-frontage lot with a generous land size of 824 square metres, boasting an almost square shape with a wide frontage of 30 metres and a depth of 27.5 metres, this property presents an exciting opportunity for future development. With R25

zoning in place, the potential for subdivision or expansion awaits, providing a sound investment for years to come. Furthermore, the proximity to parks and recreational facilities such as Millerick Reserve, Strutt Way Reserve, Holden Reserve Basketball Court, and Morley Noranda Recreation Club ensures a lifestyle rich in outdoor activities and community engagement. In summary, this parkside paradise offers a harmonious blend of comfort, convenience, and potential for future growth. Don't miss your chance to secure your family's dream home and invest in a bright future in this sought-after location. Located within proximity to many establishments and amenities including:- Morley Market, Coventry Village Shopping Centre, Galleria Shopping Centre, Bedford Fair Shopping Centre, Crimea Shopping Centre, Lincoln Village Shopping Centre.- Close to nearby schools: Morley Primary School, Weld Square Primary School, Infant Jesus School, Noranda Primary School, Northeast Metropolitan Language Development Centre, Embleton Primary School, John Forrest Secondary College, Hillcrest Primary School, Weld Square Primary School, Chisholm Catholic College.- Easy walk to multiple parks and nearby coffee shops.- Close distance to the following parks: Crimea Park, F J Beales Park, Waltham Reserve, Rhodes Reserve, Farnham Reserve, Strutt Way Reserve, Deschamp Reserve, Dick Lucas Park, Silverwood Reserve, Hawkins Reserve, Mckenzie Reserve, Nora Hughes Park, Rudloc Reserve.- Short distance to Bayswater Wave which is a great recreation centre.- Near to the New Metro Link stations at Morley and Bayswater.- Approximately 11 minutes' drive to the CBD and to Perth Airport.- Easy access to Tonkin Highway. Disclaimer: The information provided herein has been prepared with care however it is subject to change and cannot form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative or agent cannot be held responsible for any inaccuracies. Interested parties must be sure to undertake their own independent enquiries.