

**31A Noranda Avenue, Morley, WA 6062**



**Sold House**

Sunday, 13 August 2023

31A Noranda Avenue, Morley, WA 6062

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Nigel Ross  
0892753825

**\$599,000**

Privately positioned to the rear, this quality 4 bedroom 2 bathroom home not only encourages modern low-maintenance living for all involved, but also benefits from a functional and free-flowing floor plan at the very same time. A beautifully-tiled open-plan family, dining and kitchen area is where most of your casual time will be spent, with the kitchen itself impressively playing host to double sinks, high-end tap fittings, a microwave nook, a dishwasher and excellent stainless-steel range-hood, gas-cooktop and oven appliances. A separate activity or games room is also tiled and doubles personal living options rather nicely. The pick of the sleeping quarters is a superb master-bedroom suite, complete with a walk-in wardrobe and an intimate ensuite bathroom - shower, toilet, vanity and all. The three other large spare bedrooms all have full-height mirrored built-in robes for good measure and are serviced by a stylish main bathroom with a shower and separate bathtub. The laundry is separate and opens out to the side of the property for drying. Out back and off the main living zone lies a tranquil paved courtyard, half covered by a fabulous outdoor alfresco area, designed for all-seasons' entertaining. Walk to both North Morley Primary School and Morley Senior High School with relative ease from here, as well as the local Wellington Village shopping precinct and a plethora of picturesque local parklands. The likes of wonderful community sporting facilities, the Noranda and Galleria Shopping Centres, medical centres, major arteries and so much more are all within arm's reach, as well. What a pad! Contact Nigel Ross today to find out more today. You won't be disappointed! Features include, but are not limited to:

- Tiled open-plan living/dining/kitchen area - with gas-bayonet heating and pantry storage
- Blanco range hood
- Fisher and Paykel oven
- Tiled second living/games/activity room
- Easy-care Bamboo bedroom flooring
- WIR to the master suite
- Full-height mirrored BIR's to the 2nd/3rd/4th bedrooms
- Separate bath and shower in the main bathroom
- Separate laundry
- Outdoor alfresco-entertaining courtyard
- Split-system air-conditioning - including to the main living space
- Down lights
- Skirting boards
- Low-maintenance gardens
- Double lock-up garage

• \$600-\$630 per week potential rental income