

**32 Newell Way, Noranda, WA 6062**



**Sold House**

Friday, 25 August 2023

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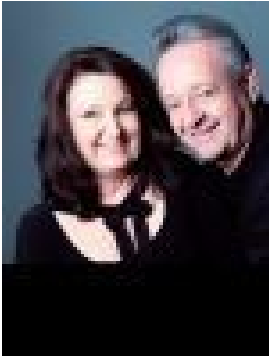
**Bedrooms: 5**

**Bathrooms: 3**

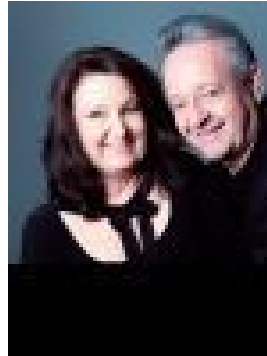
**Parkings: 2**

**Area: 723 m2**

**Type: House**



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## Contact agent

\*\*\* CURRENTLY NEGOTIATING WITH THE HIGHEST BIDDER SO BE QUICK! \*\*\* Warm, stylish, and inviting, with an abundance of space to live, relax and entertain, this stunning, individually designed abode is the ultimate family haven. Having been a home full of cherished and happy memories for the past 19 years, including milestone birthdays, engagement parties and special events with over 100 guests, now is your opportunity to take over the reins and create your own special memories. Nestled on a commanding 723sqm block in one of Noranda's most convenient and sought after enclaves, WOW is what you will say upon arrival, with tasteful renovations and a generous free flowing floor plan ensuring this sprawling family residence transcends with time. Boasting a spectacular chefs kitchen at its heart with one of the biggest island benches we've seen, ideal for hosting and entertaining smorgasbord style, several formal and informal living zones plus not one but two outdoor entertaining spaces, in addition to 5 generously proportioned bedrooms, 3 well-appointed bathrooms and secure off-street parking for up to 10 vehicles, your family will simply love the flexibility and abundance of space on offer here. Situated amongst some of the most expensive homes ever sold in Noranda in a quiet, no through street, with schools, shops, cafes, parks, and public transport all with easy reach, and the CBD under 10kms away, this inviting family residence offers everything you've dreamed of. Make it yours today!

HIGHLIGHTS INCLUDE:

- Commanding street presence with a sweeping 42.28m (approx.) frontage
- Wrap around front privacy wall with wrought iron gates
- High grade "Kempas" wood flooring
- Cozy front lounge/home theatre with high raked ceilings and electric heater
- Elegant formal dining room with doors out to the side garden/alfresco
- Huge chef's kitchen featuring double Westinghouse ovens with steam mist, granite benchtops, a huge 3.1m central island, dishwasher, LED lighting, appliance cupboard, double fridge/freezer recess and handy study nook
- Large casual family room with slow combustion wood heater, built-in bar, and doors out to the rear alfresco
- Versatile downstairs games room great for parties, which could easily become a teenagers retreat
- Sumptuous King sized master suite with walk-in robe and private ensuite
- Floor to ceiling robes and built-in study nooks to all 3 minor bedrooms
- Flexible study/5th bedroom, ideal for those who work from home
- Well-appointed family bathroom with large walk-in shower, lavish corner spa, laundry chute and separate W/C
- Well equipped laundry with shower and adjoining guest powder room
- Double automatic lock up garage with raked ceiling and built-in workshop
- Wine cellar
- Ducted evaporative air-conditioning, split system to main bedroom
- Jarrah door frames and skirting throughout
- Ornate ceiling cornicing
- Wrought iron balustrading on staircase
- Balinese themed gardens with large Koi Pond plus an array of fruit trees, including Lemon, Mandarin & Pomegranate
- Built in 1985 (approx.) on approximately 723sqm of land, zoned R25
- Walking distance to Morley Senior High School & North Morley Primary School, Noranda Palms Shopping Centre & Wellington Village IGA, parks, cafes, and public transport. Perth CBD under 10kms away.

For further details, please contact Mark & Debra Passmore via SMS on 0411 870 888 / 0411 888 138 or email [mark@passmore.com.au](mailto:mark@passmore.com.au) \*\*\* Passmore Real Estate wishes to advise that whilst every care is taken in the preparation of these details, they MUST be verified if relied upon, before entering into any Contract of Sale\*\*\*