

# 33 Fitzpatrick Way, Noranda, WA 6062



## Sold House

Wednesday, 13 March 2024

33 Fitzpatrick Way, Noranda, WA 6062

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 852 m<sup>2</sup>

Type: House



Nigel Ross  
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## Contact agent

Nestled on a huge block in a tranquil looped pocket and sitting just metres away from the lovely Fitzpatrick Reserve, this spacious 4 bedroom 2 bathroom family home is also perfect as an investment property and even has exciting renovation potential attached to it - with splendid city views from its elevated driveway simply an added bonus. Commodious formal front lounge and dining rooms are both carpeted and reserved for those special occasions - the latter (with split-system air-conditioning) overlooking the welcoming sunken living space that has its own built-in heater on the wall. A generous home office, nursery, parents' retreat or possible dressing room flows on to the master-bedroom suite where a walk-in wardrobe complements an intimate ensuite bathroom with a shower, vanity, under-bench storage and more. Charming brickwork graces the tiled kitchen and casual-meals areas that are adjacent to one another and neighboured by a carpeted family room with shelving. A sunken games room beyond here is also carpeted under foot and essentially triples personal living options. The second, third and fourth bedrooms all have built-in double robes, whilst the wet areas all occupy a separate wing and consist of a functional laundry with external access for drying, a separate second toilet and a practical main family bathroom with a shower and separate bathtub. Outdoors and at the rear, a fantastic pergola entertaining area is shaded and overlooks an expansive backyard with plenty of lawn space for kids and pets, heaps of room for a future workshop or swimming pool and drive-through roller-door access, via the double garage. Walk to the likes of bus stops, Noranda Primary School, other picturesque local parklands and even Noranda Shopping Centre from here, with Morley Senior High School, medical amenities, major arterial roads (including Reid Highway) and even the Galleria Shopping Centre in neighbouring Morley also very much nearby. The future neighbourhood train station will also be within touching distance for those who utilise public transport more than others. Contact Nigel Ross today to find out more about this larger-than-life home that proves size definitely does matter! Features include, but are not limited to:

- Solid brick-and-tile construction
- Elevated home
- Formal lounge and dining rooms
- Central kitchen, family and meals areas
- Gas cooking
- Separate oven
- Large rear games room with outdoor access
- Carpeted bedrooms - including a larger master suite with a connecting study/office/nursery/retreat/dressing room
- WIR to the master suite
- BIR's to the 2nd/3rd/4th bedrooms
- Separate bath and shower in the main family bathroom
- Separate laundry
- Separate 2nd toilet
- Outdoor pergola entertaining
- Spacious backyard with room for anything
- Split-system air-conditioning
- Security doors and screens
- Low-maintenance gardens
- Double lock-up garage with roller-door access to the rear
- City views from the driveway
- Large 852sqm (approx.) block in a prime location