

**38 Wonga Road, Noranda, WA 6062**



**Sold House**

Sunday, 13 August 2023

38 Wonga Road, Noranda, WA 6062

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 714 m2**

**Type: House**



Nigel Ross  
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**\$715,000**

Reap the rental rewards here, with this solid - and old-fashioned - 3 bedroom 2 bathroom Noranda home on offer to an astute investor seeking a generous return and some extra income, due to the current owners (who have lived at the property since 1981) wanting to stay on as tenants. The spacious 714sqm (approx.) block it so comfortably sits on boasts a huge 21-metre frontage and can potentially be developed in the future, paving the way for two side-by-side 10.5-metre street-front lots. The existing residence though has fantastic bones, a few separate living areas and even a study, adding practicality to endless possibilities, here. Ample built-in storage space complements tiled splashbacks, electric range-hood, hotplate and oven appliances, a double fridge/freezer recess and a side-access door in the laundry, whilst a beautifully-tiled separate living room is graced by its own split-system air-conditioning unit. Doubling personal living options is an open-plan family and dining area with a skylight, split-system air-conditioning and a ceiling fan for good measure. A huge sunken - and carpeted - formal front lounge room triples your preferences, with all three bedrooms also carpeted and consisting of ceiling fans. The expansive master is the pick of the sleeping quarters and is more like a "parents' retreat", due to its giant size. A fully-tiled laundry has a walk-in toilet, with both bathrooms enjoying the luxury of separate showers and bathtubs. A largely-paved backyard with a citrus tree is headlined by a massive outdoor patio-entertaining area that is big enough to cater for absolutely any occasion. In terms of location, the future local train station is currently under construction and just a stone's throw away, with Noranda Primary School also only walking distance from your front door. Lush local parks, bus stops, other excellent schools, local shopping villages, the Galleria Shopping Centre, community sporting facilities and major arterial roads for seamless access to the city, Perth Airport and even our picturesque Swan Valley are also only minutes away in their own right, adding convenience to what is essentially a fantastic family-friendly community. Contact Nigel Ross today to find out more about this very unique opportunity. It's finally time to get excited! Features include, but are not limited to:

- Solid brick-and-tile construction
- Three separate living zones
- Study
- Built-in wardrobes
- Separate bathtubs in both bathrooms
- Separate laundry
- Outdoor patio-entertaining area
- Easy-care backyard setting
- Solar-power panels
- Ducted-evaporative air-conditioning
- Security-alarm system
- Security roller shutters
- Security-door entrance
- Solar hot-water system
- Low-maintenance gardens
- Single lock-up carport, with a roller door and drive-through access to the rear
- Potential rental returns of approximately \$650-700 per week
- Same owners since 1981 to stay on as tenants to whoever the new investor may be
- Large 714sqm (approx.) block
- Generous frontage, with the property able to be potentially developed in the future
- Two side-by-side street-front lots await later down the track