

**5/2 Strutt Way, Noranda, WA 6062**



**House For Sale**

Friday, 17 May 2024

5/2 Strutt Way, Noranda, WA 6062

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 77 m2**

**Type: House**



Nigel Ross  
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Lahiru Mudunkotuwa  
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**From \$439,000**

The perfect pad for first-home buyers, astute investors and even down-sizers seeking something that little bit more "lock-up-and-leave", this terrific 2 bedroom 1 bathroom villa is currently tenanted until later this year - but will become your own private low-maintenance retreat at the end of the current lease. A huge air-conditioned master is the obvious pick of the two bedrooms, leaving ample space for sleep, study and storage. The fully-tiled bathroom is bright and stylish, playing host to a shower and sleek stone vanity. Also boasting its own split-system air-conditioning unit is the commodious open-plan living and dining area that invites you inside - and precedes a charming kitchen with wooden cabinetry, double sinks, tiled splashbacks and modern stainless-steel range-hood, gas-cooktop and oven appliances. At the rear, a spacious paved courtyard is perfect for relaxed, open-air entertaining and is complemented by a private back gate that offers an alternative access to the property. The future local train station is currently under construction and just a stone's throw away - with the lovely Strutt Way Reserve, bus stops, other lush green parks and primary schools within easy walking distance, as well. Local shopping villages, the Galleria Shopping Centre, community sporting facilities, Morley Senior High School and major arterial roads for seamless access to the city, coast, Perth Airport and even our picturesque Swan Valley are also only minutes from your front door in their own right, adding a sense of convenience to this outstanding location. Contact Nigel Ross today to register your interest in this gem of a residence. You won't regret your decision! Features include, but are not limited to:

- Solid brick-and-tile construction
- Paved entertaining courtyard
- Tiled living/dining area with split-system air-conditioning
- Tiled kitchen
- Spacious master bedroom with split-system air-conditioning
- Fully-tiled bathroom
- Separate laundry with courtyard access
- Skirting boards
- Security doors and screens
- Gas hot-water system
- Easy-care gardens
- Garden shed
- Single carport
- Currently rented at \$450/per week (lease ending on 30/11/2024)
- Strata fees - \$466/per quarter