

**5/6 Delves Place, Noranda, WA 6062**



**Unit For Sale**

Friday, 24 May 2024

5/6 Delves Place, Noranda, WA 6062

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Nigel Ross  
0892753825

## From \$450,000+

Enjoying a serene setting at the end of a lovely cul-de-sac that sits just footsteps away from the majestic Lightning Swamp Bushland reserve at the top of the street, this delightful 2 bedroom 1 bathroom unit is perfectly positioned - and is no doubt destined to suit the needs of first-home buyers and astute investors alike. Low-maintenance timber-look flooring graces the open-plan living and dining area that is separate from a neat, tidy and tiled kitchen - complete with double sinks, separate electric cooktop and oven appliances and a double-door storage pantry. The bedrooms are both carpeted for comfort, whilst a separate practical bathroom is brilliant in its simplicity. There is ample scope to add your own personal modern touches throughout and infuse some style and substance to the residence, complementing the easy-care "lock-up-and-leave" lifestyle it so impressively offers. Stroll leisurely to lush local parks from here, as well as the new Noranda Train Station once it's complete - and the fantastic Lightning Park Recreation Centre around the corner. The likes of bus stops, Tonkin Highway and other major arteries are all within arm's reach of your front doorstep, as are Noranda Primary School, Morley Senior High School, the Noranda and Galleria Shopping Centres and so much more. How convenient! Contact Nigel Ross to register your interest in this little gem, today! Features include, but are not limited to:

- 2 bedrooms
- 1 bathroom - with a Roman bath/shower
- Open-plan living and dining area with high raked ceilings and split-system air-conditioning
- Separate kitchen
- Built-in wardrobes in both bedrooms
- Separate laundry off the kitchen - with external access for drying
- Split-system air-conditioning to the master bedroom
- Ducted air-conditioning also
- Skirting boards
- Security doors
- Single carport
- Built in 1983 (approx.)
- Strata Fees - \$750.00/per quarter (\$350.00 Admin Fee and \$400.00 Reserve Fee)