

**5 Paul Way, Orelia, WA 6167**



**Sold House**

Thursday, 4 April 2024

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**Bedrooms: 3**

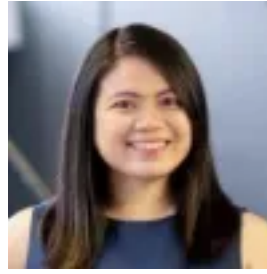
**Bathrooms: 1**

**Area: 728 m2**

**Type: House**



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## Contact agent

Nestled on a large 728sqm (approx.) block, discover this delightful residence boasting a myriad of features that blend comfort, versatility and functionality. Conveniently located near shops, local schools, parks, beaches, freeway and public transportation, perfect for first home buyers, families or savvy investors. This 3 bedroom and 1 bathroom home offers a generous living area that flows to a modern kitchen equipped with plenty of cupboard storage, a gas cook top, oven, dishwasher, and fridge recess. Enjoy a delicious meal at the breakfast bar or use it as additional bench space to prepare meals, making the whole culinary experience a breeze. All bedrooms are good sized, complete with built-in robes and ceiling fans. The bathroom features a separate shower, a bath and vanity. There is also a laundry and powder room that add to the functional design. Discover a bonus studio at rear offering endless possibilities – e.g. a games room, theatre room, study or home office, catering to your evolving lifestyle needs. Step outside to a large outdoor entertaining area and spacious backyard, perfect for hosting gatherings, family barbeques or simply relaxing with a good book. There is also a large workshop equipped with lighting and power, offering versatile and multipurpose space for DIY projects, storage or hobbies that you simply love doing. Be spoilt for choice with ample space at the front and rear of the property, offering additional parking options for a second or third car, a boat or trailer. Benefit from side access from the carport through to the rear of the property. With Costco and local town centres just a few minutes drive away, daily errands and shopping trips are effortlessly accessible. With easy access to major freeways, and just a short drive to the parks and beach, this home is perfectly positioned for a lifestyle of convenience. Don't miss your chance to make this remarkable property your own!

**PROPERTY FEATURES:**

- 3 bedrooms with built in robes and ceiling fans
- Bathroom with separate shower, bath and vanity
- Separate laundry and powder room
- Versatile and multipurpose studio with cooling unit
- Large outdoor entertaining area and backyard
- Reverse cycle split system air conditioning in living area
- A combustion Jarrahdale pot belly
- Powered workshop with 3 phase power
- Roller shutters
- Ample parking space at front and rear
- Green title

728sqm (approx.) block with 18.1m frontage  
Council Rates: Approx \$1,792 per annum  
Water Rates: Approx \$862 per annum  
Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.