

5 Quinn Court, Noranda, WA 6062



Sold House

Saturday, 3 February 2024

5 Quinn Court, Noranda, WA 6062

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 709 m2

Type: House



Edward Carver
0438933506



John Samykannu
0893445577

Contact agent

END DATE SALE - Offers presented 15th of February 2024 UNLESS SOLD PRIOR

Rental Potential \$1000 per week | Kirkpatrick Estate location | Easy care | Nearby schools parks Approximately 709 sqm block | Approximately 323 sqm home UC | Entertainment Patio Architectural quality throughout | Secure Spacious Style | Viewing will make the difference

Brief //Noranda is a perfect place for you and your family but in particular this pocket is very special and a home like this rare to find

Low maintenance 4 bed 2 bath master builders creation well presented well located secure spacious with strong rental returns and could possibly become yours

Located in the Kirkpatrick Estate with nothing to do here but move in and enjoy raked high ceilings spacious formal entry lay out with kitchen lounge and family dining areas all together but with levels of separation quite unique all big bedrooms gorgeous palm tree frontage with a grand front entrance private courtyard an incredible alfresco entertaining area with a big blue salt water pool BBQ space room to entertain and play all easy care and nearby Kirkpatrick Park plus Morley High School and Camboon Primary

Many features include :- The kitchen is a piece de resistance with grand old character infused by contemporary convenience- Space to make the double garage into a triple well even a six car garage (or build a granny flat)- The formal lounge has a picturesque but real fireplace with a contemporary mock gas fire- Independent water \$aving solar panels supply the water heating throughout the home - The powerful 22 metre frontage has three beautiful palms adorning the grand entry- Entry has a lovely foyer with WOW factor with a large dining and a sunken lounge- The back yard has all easy care space with a pool and much room for imagination- The raked high-pitched ceilings are throughout the home providing real ambience - The large main bedroom has a mirrored BIR and a deluxe fully tiled ensuite- The formal lounge dining and rear games rooms are all quality carpeted- Outdoors has an easy maintenance solid perimeter of walls and fencing- Security system with high gates strong lighting Crimsafe security doors- Grand feature tiled entry with private courtyard secured with iron gate- Fully tiled luxury bathrooms with the main having a bathtub- Relaxing neutral palettes and colonial themes throughout- Four generous carpeted bedrooms with BIR fans & or AC- Quality solid timber flooring throughout the living areas- Back door via separate laundry to the outdoors- Remote double garage with shoppers access- Large theatre games room (fifth bedroom)- Subdivisible block can make two titles- English country style window shutters- Split system inverter air conditioning- Great investment for the future- Sun lights with remote shutters- Popular residential location- Low maintenance gardens- 709sqm block zoned R25- Feature hanging lighting- Super size shower heads- Reticulated gardens- Timber venetians- Separate laundry- Submersive bore- Walk in pantry- Storage room- Solar panels- Built in linen- Dishwasher- Downlights- LED lights- 2 x Sheds- More

Property //Quinn is a popular street in Noranda quiet yet close to both school and park and with the land improved by this unique home providing security and comfort with character style and class for the relaxing lifestyle in this perfect location to all the amenities and amazing recreational parklands nearby need we say more

4 bedrooms 2 bathrooms this well cared for property has a spacious master bedroom with a large BIR and an impressive ensuite having good separation from the elegant separate living areas including a separate large theatre which could be a remarkable fifth bedroom when required

The modern kitchen has an open plan WOW factor on a grand scale with the extensive stone long bench functionality updated appliances socially overlooking the dining lounge flowing perfectly into the garden alfresco which benefits from some natural lighting artificial gardens and many real plants currently an easy care outdoor green life feature

The driveway allows much outside parking and the double garage has a large storage space and ensures that two cars will always be secure inside this sweet private property but there is potential to expand the garage significantly if desired

Lifestyle //Boasting a thriving well-connected community Noranda is a place where you'll always feel welcome set around tranquil local parks you'll love the laid-back lifestyle with a great selection of leisure places schools shopping centres and transport links all in easy reach

In particular this area has quality living with the stunning parks and shops just moments down the road providing a tranquil lifestyle whilst offering everyday conveniences like Hawaiians Noranda which has Coles Woolworths plus much more for all your shopping needs

XO Fit gym or Noranda Sporting Complex with a grassed Olympic size track to maintain your health and fitness and perhaps the Morley Noranda Recreation Club for socialisation with some sophisticated fun

From schools and shopping complexes to restaurants and medical facilities you'll never have to travel far to find what you're looking for

The community has been developed so nicely hardly any properties ever sell here

This convenient property is in arguably one of the best locations in Noranda with very low maintenance perfect for your family or secure investing

Location //- Perth - 10km- Morley High - 50m- Kirkpatrick Park - 75m- Camboon Primary - 700m- Noranda Sporting Complex - 850m- Hawaiians Noranda Shopping Centre - 900m- Coventry Morley and Galleria Shopping Centres - 2.8km(All measurements

are approximate only)Don't miss this fantastic opportunity for home owners and investors alikeBuilt : 1980Land : (approximately) 709 sqmLiving : (approximately) 323 sqmShire Rates : (approximately) \$2300 p.a.Water Rates : (approximately) \$ 1200 p.a.T&C'S:* End Date Sale - Offers presented 15 | 02 | 2024* The sellers reserve the right to accept an offer prior to the End Date Sale process* Finance offers welcome (A written pre-approval will assist you in the offer process)* Building & Termite inspections are welcome* Flexible settlement time frames available* Subject to sale offers are welcomeOffice : 9344 5577Edi : 0438 933 506Email office : mirrabooka@ljh.com.auEmail direct : edward.carver@ljhooker.com.auDisclaimer:In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others and have made all reasonable efforts to ensure that information is correct The accuracy of the information provided to you written or verbal cannot be guaranteed If you are considering to purchase this property please must make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you