

51 Orion Way, Marangaroo, WA 6064

THE AGENCY

House For Sale

Wednesday, 17 April 2024

51 Orion Way, Marangaroo, WA 6064

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 688 m2

Type: House



David Beshay
0460732432

Mid to high \$600's

View link: <https://anz.openn.com/app/p/cofl33r48tm7tokcamhg>David Beshay welcomes you to 51 Orion Way, your new home nestled in the vibrant heart of Marangaroo. This beautiful 3-bedroom, 1-bathroom home seamlessly harmonises comfort and convenience, offering an unparalleled living experience. Situated in an enviable location, you'll find yourself just steps away from Rawlinson Primary School, with Paloma and John Moloney Parks a mere 2-minute drive away. Additionally, enjoy the quick access to Alexander Heights Shopping Centre in just 2-minutes, or opt for Marangaroo Shopping Centre, a short 5-minute drive away. Embrace the ease and joy of everyday life in this wonderful abode!The low maintenance, charming gardens welcomes you to the property, complemented by the security of a carport and convenience of side access. Upon entering the home, you are greeted by the beautiful lounge and formal dining area, the perfect space for entertaining and unwinding after a long day. Positioned at the front of the home is the master bedroom which boasts a semi-ensuite and generous walk-in wardrobe, while two additional minor bedrooms provide a comfortable space and have the added functionality of built-in wardrobes. The heart of the home lies in the open-plan kitchen, family and meals area ideal for modern living. This unique layout complements the home's existing sitting room and formal dining space, offering versatility and functionality. The U-shaped kitchen features ample upper and lower cabinetry, complete with a fridge recess, oven, and gas stove top, making meal preparation a delight. A double sink overlooks a charming window, adding an abundance of natural light to your culinary endeavours. Adjacent, the meals area is perfectly positioned with sliding doors that lead out to the expansive patio, creating a seamless indoor-outdoor flow for entertaining or relaxing in the fresh air. Discover the ultimate outdoor retreat at this remarkable property, featuring a large patio area that's perfect for entertaining and unwinding. The expansive backyard boasts a mix of paved spaces, a clothesline, and lush grassy gardens, offering both practicality and serenity. Additionally, a convenient shed provides ample storage space for your outdoor essentials. Whether you're hosting gatherings or enjoying quiet moments outdoors, this versatile and well-equipped outdoor sanctuary ensures endless enjoyment and relaxation for all.This charming home offers essential home comforts while being nestled in prime location. Enjoy the convenience of Rawlinson Primary School just across the road – perfect for growing families! Enjoy a walk in the park with Paloma Park and Joh Moloney Park only 850m away. Located only a short 2-minute drive from Alexander Heights Shopping Centre or 5-minutes from Marangaroo Shopping Centre, this home is an ideal choice for individuals and families of all ages!Features:-Prime location in the heart of Marangaroo!-Split system Air Conditioning throughout the home -Spacious master bedroom with walk in robe and semi-ensuite-2 minor bedrooms with built-in robes-Open plan kitchen, family and meals area-Additional formal dining room and lounge room-Generous U-shaped kitchen with upper and lower kitchen cabinetry -Spacious well-maintained backyard with shed for additional storage-Large patio perfect for entertaining-Drafted architect plans drawn up for addition of garage if wanted-Carport with side access-160m from Rawlinson Primary School-850m from Paloma and John Moloney Parks-900m from Alexander Heights Shopping Centre-2.1km from Marangaroo Shopping CentreOther Features:-Generous 688m2 size block-115m2 internal living area-Built in 1991 approx. by Artisan Homes W.A.-Potential investor rental guide \$575-\$600p/w-Council rates \$2000 p/a approx.-Water rates \$1,052.28 p/a approx.This private treaty/sale is being facilitated by Openn Offers (an online sales process).It can sell to any Qualified Buyer at any time. Register your interest at the Openn App/Website or contact David Beshay as soon as possible. Link: <https://anz.openn.com/app/p/cofl33r48tm7tokcamhg>Don't miss this rare opportunity to secure a home in one of Perth's most desirable neighbourhoods! Call David Beshay Today! 0460 732 432.Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.