

# 58 Armstrong Way, Noranda, WA 6062



## House For Sale

Wednesday, 7 February 2024

58 Armstrong Way, Noranda, WA 6062

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 714 m<sup>2</sup>

Type: House



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## Offers Over \$799,000

This is a true gem, offering a perfect blend of classic architecture and a desirable street. Accommodation includes, formal areas and a informal area, 3 bedrooms and a master suite. A lovely home ideal for families seeking space and a place to enjoy for now and update in time. Situated on a generous 714 sqm lot, with a lovely 21 metre frontage. The kitchen space is well equipped and looks out to the backyard, with a yard big enough to add a pool. Don't miss out on this opportunity to enhance this family home, or to invest and take advantage of the great land to potentially create a dream home or demolish in future and create two new homes (subject to WAPC).A unique chance to create something special. Features you will love;\* Electric hot water system - (new unit installed Feb 2024)\* Bore reticulation\* Evaporative air conditioning\* Plenty of parking, double garage, one side manual operation and the other side auto operationWhat you will want to know;\* Built 1980\* Currently tenanted (tenants on a periodic lease currently & would love to stay)\* Zoned R 25 \* 21 metre frontage\* City of Bayswater Rates 23/24 - \$2119.58A location you will love; (distances approximately only) \* Strutt Way Reserve - 100 metres\* Noranda Shopping Village - 1.2 kms\* Galleria Shopping Centre - 3 kms\* Perth CBD - 9.8 Kms\* Perth Airport - 10.3 kms\* Up & Coming Metronet to Noranda (visit [metronet.com.au](http://metronet.com.au) for more information)Contact Debbie Newman for further information on this great property or see you at the home open!!!