

**58 Minor Road, Orana, WA 6330**



**Sold House**

Tuesday, 5 September 2023

58 Minor Road, Orana, WA 6330

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 992 m2**

**Type: House**



Tommie Watts  
0898414022

**\$435,000**

There's heaps of space for parents, kids and pets to do their own thing at this neat property, where all family needs are catered for and schools and shops are conveniently close by. Built in the 1960s, the brick and Colorbond home has been extended to accommodate an active family while carefully preserving its character in original jarrah floors, high ceilings and timber window frames. Comfort is the essence of this home. The main living space is a good-sized lounge with both a wood fire and air conditioning. Open to this is the dining area and the adjoining white kitchen with gas cooking. At the back is a terrific, covered deck with an outlook to the Porongurups. It's the perfect retreat for an after-work beer or summer weekend brunch. On the other end of the house is a big, air-conditioned games room with glass doors onto the back yard – no doubt a popular after-school and weekend spot for busy kids. The bathroom has a bath, walk-in shower and vanity, and quirky original floor tiling – the kind now on-trend for new builds. Three of the bedrooms are doubles and the master is a king-sized room with built-in hanging and shelving space. As well as the laundry, there's a handy utility room at the back door, and TWO toilets. The outdoors is as attractive as the inside, and the set-up will be valued by those keen on DIY or with vehicles to park and a dinghy to stow. Mostly in lawn, both front and back yards are easily cared for, though keen gardeners have ample scope to grow fruit and veg on the big 992sqm block. There's a 6m x 6m lockup double-bay shed with power, a double carport in front and a workshop at the back, plus a garden shed with a lean-to for firewood and a covered port for the dinghy or trailer. A major benefit is the bank of 20 solar panels with a new inverter, and there's a solar hot water system, a 260ltr rainwater tank and door security screens. Everything inside is clean and tidy with good flooring and décor, while the outside is ship-shape – it's clear this has been a well-loved and carefully maintained property. Only seven minutes' drive from town, it's sure to hit the spot with family buyers or rental investors looking for a sound property with the prospect of excellent returns. What you need to know: - Double Brick and Colorbond family home - 992sqm block - Original jarrah floors, timber windows, high ceilings - Lounge with wood fire and air conditioning - Air-conditioned games room - Sheltered rear deck with view to Porongurups - White kitchen, gas cooking - Dining area - King-sized main bedroom, three double bedrooms - Bathroom with bath, walk-in shower, vanity - Two toilets - Laundry - Utility room - Enclosed back yard - 6m x 6m double-bay powered shed-workshop - Double carport - Garden shed - Port for dinghy or trailer - Near schools, shops, seven minutes to town - Council rates \$2,182.53 - Water rates \$1,488.73