

6/55 Bramwell Road, Noranda, WA 6062

JONES **and** CO. 

Sold Townhouse

Thursday, 1 February 2024

6/55 Bramwell Road, Noranda, WA 6062

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 106 m2

Type: Townhouse



Simon Matthews
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\$555,000

Discover contemporary living in this well-designed, double-brick 3-bedroom, 1-bathroom residence situated at the rear of a discreet 10 Villa complex in the heart of Noranda. Strategically located, this property sits on a generous 238m² land parcel, offering 106 sqm of internally crafted living space suitable for refined family living. Upon entry, experience a modern interior featuring sophisticated finishes and laminate flooring throughout common areas. The main bedroom includes a walk-in robe, and the thoughtful layout allows seamless access to the bathroom from both the main bedroom and the common passageway. Additional amenities comprise a separate WC, evaporative air conditioning, and reverse cycle systems in the living room and main bedroom. Built in 2002 to high standards, this residence includes a remote double lock-up garage for secure convenience. The rear courtyard, with a well-designed patio, provides an easily maintained outdoor space. Currently tenanted until May 2024 at \$480 per week on a periodical basis from March 23rd, 2024. Proximity to Key Amenities: * 300m to Morley Senior High School * 450m to Kirkpatrick Reserve * 900m to Camboon Primary School * 1.2kms to Noranda Hawaiian Shopping Centre, including Coles and Woolworths * 1.3kms to Morley Recreation Club and Sporting Fields * Swift access to essential routes such as Reid Highway, Tonkin Highway, and Alexander Drive ensures convenient connectivity. * Council Rates - \$1,963.28 P/A * Water Rates - \$1,167.80 P/A * Body Corporate - \$1,880.70 P/A Do not miss this opportunity to secure this property. Call Simon Matthews on 0480 039 294 to arrange a viewing and experience the practical charm of Noranda living. *** PLEASE NOTE * Whilst every effort has been made to ensure the given information is correct at time of listing, this information is provided for reference only and is subject to change. This property is Currently tenanted and photos are for illustration purposes only and may not be representative of actual furnishings.***