

**7/10 Beavis Ct, Noranda, WA, 6062**

**Sold Villa**

Tuesday, 18 April 2023



7/10 Beavis Ct, Noranda, WA, 6062

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Jill Carruthers

## HOME OPEN CANCELLED UNDER OFFER AFTER FIRST HOME OPEN

Located high on a hill in a peaceful cul de sac with a park just metres away, this solid brick and tile 2 bedroom villa has plenty of appeal.

It is in a well cared for complex of ten with mostly owner occupiers, and would be ideal for a first home buyer or downsizer.

The layout is open and spacious in neutral tones and works well.

The kitchen is neat with plenty of cupboards and bench space. It has an electric oven and cooktop. The adjoining dining area would easily fit a good sized table.

The living area is spacious with a lovely Bay window.

The main bedroom is a good size with Built In Robes, reasonable size second bedroom , both bedrooms are carpeted.

The bathroom has a separate shower and bath, and the laundry is functional and leads to the outdoor area , which is neat and private. Instant electric hot water heater.

The carport would easily accommodate 2 cars if the storage shed was relocated.

The location is excellent being close to the Noranda shopping and Medical centre and with easy access to schools and major roads. Lightning Swamp and Bushland is also close by.

Also , it will be walking distance to the train station once the rail line to Ellenbrook is completed.

Council Rates	\$1541.56 per annum
Water Rates	\$966.16 per annum
Strata Levies	\$379.00 per quarter

Please contact Jill Carruthers on 0437 300 368 for more information