

83 Emberson Road, Noranda, WA 6062



Sold House

Friday, 6 October 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 321 m2

Type: House



Warren Azarian

\$630,000

Located in the well-established suburb of Noranda, this home is beautifully presented and offers super low maintenance and comfortable living arrangements. With the convenience of the New Noranda Station only 1km away and bus stops a stone throw from this house, commuting to work and all parts of the city is made easy and cost effective. With new carpets, light fittings and fresh painting done for you, just move in and enjoy... The bedrooms and bathroom have the advantage of being well separated from the living areas and the master bedroom. All bedrooms have built in robes and share the generously sized family bathroom. This home has direct route to Tonkin HWY and close proximity to Primary and Secondary Schools. Make it yours today!

ACCOMMODATION FEATURES: 3 Bedrooms (all with built in robes) Master bedroom with en-suite 2 Bathrooms Separate WC x 2 Kitchen with massive walk-in pantry Open plan family and dining Separate study/activity area Alfresco Separate large laundry Double lock-up garage Storeroom

PROPERTY FEATURES: New carpets to all bedrooms Freshly painted throughout New LED light fittings R/C split system air-cons S/S kitchen appliances Dishwasher recess Security screen to front door and windows Tiles to living areas and kitchen Flyscreens to all windows Gas HWS Access from garage to rear Extensive paved areas (front rear and sides)

PROPERTY SPECIFICATIONS: Walls: Brick Roof: Tiles House: 175sqm approx. Land size: 321sqm Built: 2015

RATES: Water: \$1,327 p/a Council: \$2,164 p/a

LOCATION FEATURES: New Noranda Station: 1.1km Bus Stops: 70m Emberson Reserve: 400m Noranda Shopping Centre: 2.4km Noranda Sporting Complex: 2.9km Coventry Village: 3.4km Galleria Shopping Centre: 3.6km Direct route to Tonkin HWY Perth CBD: 12km Perth Airport: 13km

EDUCATION: Noranda Primary School: 800m Hampton Park Primary School: 1.2km Hampton Senior High School: 2.5km Camboon Primary School: 3km