

9A Wells Court, Noranda, WA 6062



House For Sale

Wednesday, 24 January 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 374 m2

Type: House



Nigel Ross
0892753825

From \$599,000

This cul-de-sac cracker of a 3 bedroom 2 bathroom street-front duplex residence offers impressive low-maintenance "lock-up-and-leave" living in a prime location and is just a stone's throw from both Della Reserve and the lovely Beavis Park, within easy walking distance to the new Noranda Train Station once it's complete and a short stroll up to the stunning Lightning Swamp Bushland reserve, as well as the adjacent Lightning Park Recreation Centre for good measure. A welcoming front lounge room is filled with ample natural light, as is the front master-bedroom suite where mirrored built-in wardrobes and lots of custom bedside storage complement a private ensuite bathroom with a toilet, vanity and shower. There is a separate dining room that provides fantastic floor-plan functionality and precedes an open-plan family and kitchen area with a gas cooktop, an under-bench oven, a storage pantry, extra cupboard options, tiled splashbacks and a breakfast bar for quick and casual meals. The two spare bedrooms both boast single-door built-in robes and are serviced by a practical main bathroom with a separate bath, shower and scope to add your own personal modern touches to it. At the rear, a spacious outdoor patio-entertaining area connects with the carport for extra cover and protection from the elements, creating a zone that truly is suitable to host absolutely any occasion - at any time of the year. The likes of other lush local parks, children's playgrounds, bus stops, Tonkin Highway and other major arteries all within arm's reach of your front doorstep, as are Noranda Primary School, Morley Senior High School, the Noranda and Galleria Shopping Centres and everything in between. This really is the perfect first home, down-sizer or investment property. Contact Nigel Ross to register your interest today and find out more about this delightful property! Features include, but are not limited to:

- Solid brick-and-tile construction
- Street frontage
- Easy-care timber-look flooring
- Separate lounge and dining rooms
- Open-plan family and kitchen area - with a breakfast/meals bar
- Private front master suite - with mirrored BIR's and its own intimate ensuite
- 2nd/3rd bedrooms with BIR's
- Separate bath and shower in the main bathroom
- Separate tiled laundry with a storage cupboard and external access for drying
- Separate 2nd toilet
- Solar-power panels
- Ducted-evaporative air-conditioning
- Security doors
- Neat and tidy front-yard lawns
- Lovely side yard - with a generous garden shed for storage
- Bore reticulation
- Single lock-up carport
- Parking space for up to two (2) extra vehicles, at the front of the home
- Side-access gate
- 374sqm (approx.) land size
- Built in 1987 (approx.)