

**Address available on request, Orelia, WA 6167**



**Sold House**

Wednesday, 20 September 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 809 m2**

**Type: House**

## Contact agent

CONTACT AGENT FOR ADDRESS AND TO ARRANGE PRIVATE VIEWING This charming home presents a fantastic opportunity for those seeking a comfortable and spacious home in a convenient location. Situated on a generous land area of 809 sqm, this home offers ample space for a growing family. With its appealing attributes and attractive price guide, this property is sure to capture your attention. Don't miss out on the chance to secure this well-priced property, This one will not last long. Contact Tiarna now on 0401 860 698 to arrange a viewing and make this house your dream home. Property Features include: Freshly painted throughout 3 large bedrooms, all carpeted Renovated bathroom and WC Huge Family and dining room with Reverse cycle split system air conditioning (approx 42sqm) Huge Kitchen and meals room tiled with outlook to the rear yard (approx 21sqm) Walk in pantry Huge Renovated Laundry New electric storage hot water system All new guttering and downpipes Entrance Foyer with hall cupboard Linen cupboard in the hallway Side access to rear yard. The rear yard is a blank canvas- plenty of room for a shed, pool, and lawn, or granny flat (all subject to council approvals) Plenty of parking in the front yard. Rear patio, Accessible from family room and laundry. This home is not the standard size 3 bed 1 bath home built in the 1970s, with approx 129sqm of living. Solid Brick and tile home Built by Jennings Homes in 1971 1809sqm block Superbly situated only moments away from local schools, shops, parklands, and all of the fantastic amenities that the City of Kwinana has to offer. It's a short distance to many facilities located in and around the Kwinana Marketplace, including Medical centres, Chemists, Post office, Library, banks, Aldi, Coles, Woolworths, Big W, Newsagent, fast food outlets, Recquatic pool & fitness centre, choice of 24/7 gyms, Kwinana Adventure Park and the list goes on.. Local Schools Gilmore College (1.3km), Orelia Primary School (1.3km), St. Vincents Primary School (1.7km), South Metro Tafe Kwinana Campus (1.4km), Peter Carnley Anglican Community School (1.6km & 2.4km), Kings College (2km), Murdoch University Rockingham Campus (8.4km), Kolbe Catholic College (8.4km) Travel Kwinana Train Station (1.4km) - Perth and Mandurah train lines Kwinana Bus station (1.7km) - Local Kwinana suburbs, Rockingham and Fremantle bus routes Access to Kwinana Freeways North and South via Thomas Road entry- 2km Rockingham City Centre 9.7km, Fremantle 21km, Perth 31km Beaches Kwinana Beach (6.7km), Kwinana Dog Beach (7km), Rockingham Foreshore (11km) Local Shopping / Dining The Kwinana Marketplace (1.7km) is the central shopping location, which houses major retailers such as Woolworths, Coles and Big W as well as smaller, locally-owned retailers inc medical centres, chemists, clothing outlets, hairdressers, newsagency, takeaway outlets, and petrol stations. This centre is surrounded by other large retailers including Aldi and various service providers, all conveniently located in the heart of Kwinana. These include Dome Kwinana, The Local Bar and bistro, Kwinana Recquatic Centre, and Kwinana Public Library to name a few. Local Parks Kwinana has a vast range of parks and ovals ranging in size, purpose and amenities. With sporting ovals and pavilions, the well-known Kwinana Adventure Park (1.8km), outdoor exercise equipment and accessible parks and playgrounds, there is something for everyone. Proudly Presented by Tiarna McCormack of Next Vision Real Estate. If you would like any further information on this property, the Local area or any Real Estate Matters please call Tiarna on 0401 860 698 or email [tiarna@nextvisionrealestate.com.au](mailto:tiarna@nextvisionrealestate.com.au).