

3/24 Broomhall Way, Noranda, WA 6062



House For Sale

Wednesday, 26 June 2024

3/24 Broomhall Way, Noranda, WA 6062

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 98 m2

Type: House



Natalie Arnold

0893883911

Set Date Sale I 10th July

Sold by SET DATE SALE with absolutely ALL offers being presented on 10th July at 4pm. The Seller reserves the right to sell prior to this date. ** Contact Nat for buyer price guide** What we love...What a pleasure to bring this deeply loved and humble home to market. Being sold for the first time in almost 30 years, this little space has been looked after with such immense detail and love. Securely positioned in a neat and tidy complex on a quiet street and amongst other owner occupiers who create a very special community within the complex. All I see is potential on this little space for someone trying to get into the WA market. For those creative eyes out there, recreate something here by blending the 70s features and our new modern living \ requirements. Add your own value to this extremely functional floor plan with well proportioned living zones and bedrooms and yet extremely liveable as it stands while you future plan. What to know...FEATURES Well located carport to entry of home Easy to maintain garden bed at the front which could be a potential front garden/seating area Sliding doors from the front lounge out to the front garden "courtyard" Warm entrance into a large living and dining area Large kitchen that leads out to back alfresco with large bench space and cabinetry Low maintenance back alfresco Electric cook top and built in oven Large master bedroom with large built in robes and ensuite at the front of the property Well-proportioned minor bedrooms with built in robe Original carpeting through lounge and minor bedrooms and updated carpeting in the master bedroom Bathroom with vanity and shower and bath - very cool 70s vanity! Separate laundry 1x split system airconditioning Pot belly fire place Some really stunning 70s features that could be retained with a quirky renovation DISTANCES AND LOCAL AMENITIES Walking distance to Nederpelt park and other local green zones Short walk to Morley Senior High School Short drive to Dianella Regional Open Space Short drive to Noranda Sporting Complex Short Drive to Noranda Primary School Short Drive to Hawaiian's Noranda Shopping Centre Short Drive to Morley Shopping Precinct and Galleria Shopping Centre Surrounded by local bus routes Quick access to Reid Highway PROPERTY INFORMATION Council Rates: Approx \$TBA per annum Water Rates: Approx \$600 per annum Strata Rates: Approx \$2,800 per annum Block Size: 98sqm Living Area: TBA Build Year: Approx 1978 Dwelling Type: House Floor Plan: Available on advert and at home open Who to talk to... Do get in touch with Natalie Arnold - 0423945159 for a viewing or private inspection. Always happy to help where I can