

**4/4 Hepworth Way, Noranda, WA, 6062**

**Professionals**

**House For Sale**

Wednesday, 14 August 2024

4/4 Hepworth Way, Noranda, WA, 6062

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Nest or Invest! Highlight on Hepworth!!**

This absolute stunner will impress at first sight. You can have it all with this superbly presented 2-bedroom, 1.5 bathroom townhouse in a serene location. Whatever your plans, this charming place will tick all of your boxes.

Owner Occupiers - simply move in and enjoy the fabulous lifestyle this property provides in a quiet and secure complex.

Investors - This property is an Investor's dream, having been well maintained and a fantastic tenant who is keen to stay on. Currently tenanted, rent set at \$550 per week and very reasonable Strata Fees, this property makes a fantastic investment opportunity.

This beautiful townhouse is situated in a highly sought after location and is walking distance to lush parks, Noranda Shopping Centre, Wellington Village Shopping Centre, Noranda Medical Centre, Camboon Primary School, Morley Senior High School and frequent buses on Camboon Road to Morley.

With the Morley precinct at your doorstep including Coventry Village and countless sporting facilities, the opportunities this property provides are endless.

The most exciting part - Take advantage of the nearly completed Morley-Ellenbrook train line as not one but two Train Stations (Noranda and Morley) are just minutes away!

On the ground floor, instantly see the charm from the front entrance which leads into a separate spacious Lounge Room with beautiful polished solid wood flooring, delightful LED lighting, Reverse Cycle Split System Air Conditioner and security door leading to a fabulous private and secluded courtyard. Off the Lounge is the separate dining area with more beautifully polished wood floors and LED lighting then through to an extremely stylish and spacious kitchen with masses of storage, stainless steel appliances, very large pantry and double fridge recess. The previous Owner was a Chef, so you know the kitchen is going to be special! A well-pointed laundry is located off the kitchen with a large store cupboard as well as a security door leading to the courtyard, with second toilet off the laundry for extra convenience.

Upstairs features a large Master Bedroom with ceiling fan, Reverse Cycle Split System Air Conditioner and huge 3-door mirror robe, perfect for those Fashionistas! The Second Bedroom has a ceiling fan, Reverse Cycle Split System Air Conditioner and built in robe, which would be a fantastic office making working from home a breeze. The main bathroom has a glassed shower, toilet and vanity with floor to ceiling tiles.

With a single carport, tough durable carpet, timber venetian blinds, two WCs and neutral tones throughout, this property screams comfort and convenience. If you are looking for your own private sanctuary, this charming property will be an exciting purchase!

The complex has been well maintained with upgraded guttering and a CCTV system. With low stock and an increasingly competitive market, now is a great time to lock this in! A brilliant opportunity like this won't last long, act fast to avoid disappointment.

Strata levies \$492 per quarter approx.

Council rates \$1774 per annum approx.

Water rates \$178.52 per bill approx.