

# 41 Noranda Avenue, Morley, WA 6062



## House For Sale

Wednesday, 10 July 2024

41 Noranda Avenue, Morley, WA 6062

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 535 m2**

**Type: House**



Team Sammut  
0422493192

## Set Date Sale end on July 28th @ 6pm

**\*\*SET DATE SALE** with absolutely ALL offers being presented on July 28th at 6pm. The Seller reserves the right to sell prior to this date so we encourage offers as early as possible. **\*\*Prepare to be impressed by this near-new residence, impeccably constructed by Superior Homes. Boasting five bedrooms, two bathrooms, a study, and a theatre room, this home is a testament to refined craftsmanship and modern elegance, designed to meet the highest standards of luxury living. Positioned in Morley's highly sought-after neighbourhood amidst a blend of established homes and new developments, this property offers both prestige and convenience.**

**KEY FEATURES:**

- **Spacious Living:** Expansive main living and dining area with impressive 30c high ceilings, seamlessly connecting the outdoor alfresco
- **Gourmet Kitchen:** Stylish chef's kitchen with premium cupboards, stone benchtops, and quality cooking appliances. Includes a large scullery/second kitchen.
- **Master Retreat:** King-size main bedroom with luxe ensuite and large walk-in robe, versatile enough to be used as a nursery.
- **Additional Bedrooms:** Four other generous bedrooms, all featuring built-in robes for ample storage.
- **Entertainment Options:** Separate theatre room for movie nights and a fabulous alfresco area with air conditioning and fan.
- **Modern Amenities:** Bluetooth smart mirrors in both bathrooms, CCTV, security alarm, intercom doorbell, and ducted reverse cycle air-conditioning.
- **Quality Finishes:** Porcelain and hybrid flooring throughout for durability and style.
- **Outdoor:** Relax in the low-maintenance manicured yard, ideal for outdoor gatherings and play. Double remote lock up garage and generous 535sqm green title block.

**LOCATION:**

- **Nearby Establishments:** Close to Hawaiian's Noranda, Lincoln Village Shopping Centre, Morley Shopping Centre, Galleria Shopping Centre, Coventry Village Shopping Centre, and Morley Market.
- **Education:** Close proximity to Camboon Primary School, Morley Senior High School, North Morley Primary School, Noranda Primary School, and other reputable schools.
- **Parks and Recreation:** Nearby to Trewin Park, Charlwood Reserve, Abinger Reserve, Kanimbla Reserve, F J Beales Park, and Noranda Sporting Complex.
- **Accessibility:** Approximately 15 minutes' drive to Perth CBD and Perth Airport, offering ease of travel and city access.

For more information or to schedule a viewing, contact TEAM SAMMUT today. Don't miss out on the opportunity to make this extraordinary residence your new family haven!

**Disclaimer:** Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.