

# 45 Orion Way, Marangaroo, WA 6064

## House For Sale

Saturday, 29 June 2024

45 Orion Way, Marangaroo, WA 6064

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 683 m2

Type: House



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## FIXED DATE SALE

Zed Ahmadi from TeamRash at The Agency presents...45 Orion Way MarangarooIntroducing this exceptional family home with a pool. This charming residence offers three well-appointed bedrooms, one bathroom, and two convenient toilets. The inviting front lounge features nice carpet flooring, creating a cozy atmosphere for relaxation. The spacious open-plan living area is bathed in natural light, enhancing the home's warm and welcoming ambiance. The beautifully designed kitchen is a chef's delight, boasting ample cabinetry, impressive 900mm appliances, and generous bench space, perfect for meal preparation and entertaining. This home seamlessly blends comfort, style, and functionality, making it an ideal haven for any family.This property features a low-maintenance front yard for effortless upkeep and a fantastic backyard with an amazing pool, perfect for enjoying summer days with family and friends. The surrounding patios provide an ideal setting for hosting memorable gatherings. Conveniently located near essential amenities, including bus stops, parks, shops, schools, and more, this home ensures easy access to everything you need.**STUNNING PROPERTY FEATURES:**• King-sized Master-Bed with ceiling fan, split system air conditioner, massive robe, exquisite ensuite with tiles,• 3 Bedrooms, 1 Bathrooms, 2 toilets, Single garage• Sunken front lounge with carpet flooring, fan and split system air conditioner, • Nice open plan living area with tile flooring,• Open plan kitchen with 900mm appliances, 600mm oven, dishwasher and plenty of bench top & Well-crafted splashback,• Low maintenance front yard,• Plenty of patios• Solar Panels with 24x - 6kw• Alfresco to enjoy a nice day drink with friends and family• Shed in the backyard **RATES -**• Rental potential \$ 700pw - \$ 750pw• Block Size: 683 sqm• Built Year: 1992**LOCATION FEATURES:**• Close to great schools• Easy access to both Wangara & Balcatta Industrial area• Close to public transport - Bus stop is nearby Expressions of Interest Close 10th of July 2024 at 3pm (unless sold prior).With everything you could possibly want under one roof and close to the wide array of amenities the community of Marangaroo has to offer, this is a rare opportunity to secure the perfect home, you can share with family and friends.Call Zed from Team Rash to register your details for all our upcoming new listings and we will do our best to help you find the perfect house in the area!Zed on 0421 245 274 - zeda@theagency.com.auRash on 0410 564 761 - rashd@theagency.com.auDisclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.