

**70 Minor Rd, Orana, WA, 6330**



**House For Sale**

Wednesday, 25 September 2024

70 Minor Rd, Orana, WA, 6330

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Welcome to Your Ideal Retreat

Discover the perfect blend of comfort, convenience, and charm in this stunning home, ideally situated on a spacious 1971sqm block at the end of a peaceful cul-de-sac. With its dual street frontage and R25 zoning, this property offers both privacy and future potential.

- Home Highlights:

**Modern Comfort:** Step into a freshly updated home featuring a spacious living area with large windows and plantation blinds, complemented by a cozy new wood fire with a wetback system for efficient water heating.

**Country Kitchen:** The heart of the home boasts a beautifully updated kitchen with a Bellings three-door oven, a generous pantry, and an open kitchen laundry area, perfect for all your culinary and storage needs.

**Restful Retreat:** The three well-sized bedrooms are conveniently located on the west side of the home, serviced by a stylishly updated bathroom with a deep bath and separate shower. Plenty of storage throughout ensures a clutter-free living experience.

- Outdoor Oasis:

**Patio/Pergola:** Relax and entertain in the elevated, north-facing patio area, where you can enjoy serene garden views with your favorite beverage in hand.

**Sheds and Storage:** Two versatile sheds provide ample space for caravans, boats, hobbies, and more, keeping everything you need within easy reach.

**Lush Gardens:** Embrace the outdoors with just under half an acre of retained and reticulated gardens, including edible gardens for your fresh produce and a lawn perfect for family fun.

**Poultry:** A secure setup for chooks and ducks ensures they have a comfortable home and somewhere to lay their eggs.

- Eco-Friendly Features:

**Sustainability:** Benefit from solar panels, solar hot water system, a rainwater tank plumbed to the house, and a wood fire with a wetback system to reduce your environmental footprint and enjoy lower utility costs.

This home offers a unique opportunity to live comfortably while embracing a lifestyle that combines modern living with the joys of outdoor space. Don't miss the chance to make this exceptional property your own!

For more information or to arrange a view, please contact Emma Collins on 0428 872 261 or [emma@greatsouthern.rh.com.au](mailto:emma@greatsouthern.rh.com.au)