

9 Sherbrooke Heights, Noranda, WA 6062



House For Sale

Wednesday, 3 January 2024

9 Sherbrooke Heights, Noranda, WA 6062

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 704 m²

Type: House



Brett Nazzari

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Expressions of Interest

First time offered in 28 years and located in one the best streets if not arguably the best street in Noranda what an opportunity awaits you. This amazing Family home is in a private and wonderful cul de sac in amongst other magnificent homes. This home is also ideally positioned so close to the tranquil beauty of the Lightning Swamp Bushland as well all amenities such as schools, shopping, and major roads and with easy access to the all new Noranda train and bus station which is due to open this year think how convenient this will be and also what it will mean for future property values in Noranda. Once inside you will discover FOUR large bedrooms, accompanied by TWO bathrooms. The master bedroom has a huge double built in robe plus a fitted walk-in wardrobe and also features ducted air-conditioning. This home is huge with so much space for all the family to enjoy it is incredible. It features a study as well as large family, dining, and living areas which feature extra high vaulted ceilings as well as two, more formal areas which encompass a lounge and dining room so the versatility for the use of these rooms is endless. New plush carpets exude warmth and comfort to the family and lounge rooms. The living areas flow seamlessly to the large alfresco and lovely, neat gardens. What memories you will be able to make in this beautiful home which lends itself both inside and out to be able to enjoy special times with family and friends. Features at a glance:

- 4 big bedrooms
- 2 bathrooms
- Main bedroom with a huge robes and air-conditioning
- Large ensuite
- Built in robes to all other bedrooms with a split system a/c to beds 1 and 2
- 2 separate toilets and 2 baths
- Huge open plan family, dining and living rooms.
- Newly Installed light fittings.
- New carpet in the family and lounge rooms.
- Formal lounge room and dining rooms with ducted air-conditioning
- Good sized study
- Big Laundry with loads of cupboard space
- Walk-in linen cupboard
- Double front entry doors
- Skirting boards
- Security system
- Large alfresco area
- Ducted evaporative air con throughout.
- Secure double carport
- Huge patio with lovely gardens and fruit trees
- Garden shed and outdoor sitting room with insulated sauna.
- Rain water tank
- Gas storage hot water system

Do not snooze or you will lose. For further information or price guidance please call or email Brett or come to the home open and it will be our pleasure to be of assistance. This property is offered for sale via EXPRESSION OF INTEREST. All offers will be presented as received and responded to on or before the campaign end date of 4pm Saturday the 27th of January 2024. The seller reserves the right to accept an offer prior to the campaign end date. Land Area: 704m² (zoning R17.5) Residence total area: 336m² Shire Rates - \$2,380 P/A Water Rates - \$1,385 P/A