

9A Hickey Close, Noranda, WA 6062



House For Sale

Saturday, 29 June 2024

9A Hickey Close, Noranda, WA 6062

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 525 m2

Type: House



Nigel Ross
0892753825

Offers From \$679,000

Nestled in cul-de-sac seclusion and very close to the future Noranda Train Station, this beautifully-presented 3 bedroom 1 bathroom home is ideal to live in yourself, also doubling as the perfect investment property where the current tenant is happy to stay on beyond their existing lease. Welcoming you inside is a carpeted front lounge room with a splendid bay window that allows plenty of natural light to filter through and warm the interior. Charmed by original brickwork, the tiled open-plan dining and kitchen area keeps meals separate from conversation, playing host to stylish light fittings, a breakfast bar for quick bites, double sinks, a water-filter tap, a corner pantry, an electric cooktop and a separate oven. All three bedrooms are carpeted for comfort here, inclusive of the larger master. Outdoors, a super-spacious backyard setting features a massive patio for covered alfresco-style entertaining, two side-by-side garden sheds for storage and plenty of room for the kids and pets to let their imaginations run wild together. As a bonus, gated side access ensures extra secure parking space - both adjacent to and beyond the single lock-up carport. Stroll to Noranda Primary School around the corner, with the gorgeous McPherson Park just metres away and the likes of bus stops, other excellent schools, local shopping villages, the Galleria Shopping Centre, wonderful community sporting facilities and major arterial roads - for seamless access to the city, Perth Airport and even our picturesque Swan Valley - all also a matter of minutes from your front door in their own right, ensuring living convenience for all involved. Contact Nigel Ross today to find out more about this outstanding opportunity. It will be well worth your while! Features include, but are not limited to:

- Solid brick-and-tile construction
- Front lounge room
- Separate kitchen/dining area
- Electric cooking appliances
- Practical bathroom with a separate shower and bathtub
- Separate laundry with external access for drying
- Huge rear patio for outdoor entertaining, off the dining room
- Solar-power panels
- Ducted, zoned reverse cycle air-conditioning
- Security doors and roller shutters
- Easy-care gardens and artificial turf
- Garden-shed storage
- Single lock-up carport - with a roller door and direct backyard access for further parking
- Gated side access to the yard
- Built in 1988 (approx.)
- Current lease expires in October 2024 - with the existing tenant happy to stay on beyond that date for any investor interested