

# 2/1 Sherbrooke Heights, Noranda, WA 6062

## Sold Townhouse

Sunday, 12 November 2023

2/1 Sherbrooke Heights, Noranda, WA 6062

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 145 m2

Type: Townhouse



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## Contact agent

Comfortable and well maintained, this 3 beds townhouse could provide what you have been looking for:- Contemporary design- Improvement and upgrade being done to give a fresh look to this home- Easy to maintain, easy to decorate - 2 level home gives privacy and maximizes the usage of space

The Homelt ticks these boxes:- Within a short stroll to parks- Short distance to Noranda Primary- Plenty of options for shopping and dining- Easy accessibility

Ground Floor- Plenty of natural light- Open plan living dining area with laminated floorboard throughout, easy to upkeep- Contemporary kitchen with neutral color scheme, generous size benchtop, ample of storage cabinets, gas cooking, equipped with stainless steel appliances including oven, range hood and dishwasher- Separate laundry area with access to the backyard - 2nd toilet - Private courtyard mostly paved - Garden bed for flora and fauna activities

Top Floor- Queen size master bedroom with laminated floorboard, built in wardrobe and reverse cycle (RC) aircon. The balcony is great for rest and relax - Second bedroom is carpeted with built in wardrobe and a RC aircon- Third bedroom is carpeted- Bathroom with a bathtub, a shower plus a toilet

Other Features: - Lock up single garage with remote control- Added storage area in the garage - RC aircon in the living area and two bedrooms- Gas hot water system- Security screen doors

Location and Accessibility

Accessibility is easy via Benara Road and Tonkin Highway. It is about 12 km to Perth Airport via Tonkin Highway and 12 km to Perth CBD via Crimea St. Public transport is within a short walking distance, Noranda Train Station is currently under construction.

Within 2 km radius there are 2 local shopping villages meeting your day to day shopping needs as well as various dining options available:- Noranda Square with Coles, Woolworths, Pizzahut, Subways among its tenants- Beechboro Shopping Centre with Coles, Asian grocer, fruits and vegetable grocer, KFC, Hungry Jacks, Chinese restaurant and other retailers among its tenants.

Within 5 km radius:- Galleria Morley Shopping Centre for shopping, dining and entertainment needs- Coventry Village is an additional option for shopping- Variety of local and international cuisines within the vicinity- More retail and services outlets, kindly refer to Google map for details- Various health care and medical center- Sport club and gym- Early education, primary and high school

Indeed, a pleasant suburb environment that is well-developed and serving the residents.(Distance is approximate)

Outgoings are for reference and may change: (approximate)- Council rate: \$1,807 per year - Water rate: \$1,089 per year- Strata fees: \$3,248 per year (building insurance included) - a complex of 8 units

The property is currently tenanted and ends in February 2024. Whether it is for own use or as an investment, check this out. Don't wait, contact Eddie Kong 0451 125 188 or John Hu 0425 60 18 81 today to arrange an inspection.

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