

Sold



63 Christmas Avenue, Orelia



### Leafy Parkside Location

This updated home is situated on a generous block on leafy Christmas Avenue. Featuring three bedrooms and a renovated kitchen and bathroom, this home boasts an expansive outdoor entertaining area and is set back from the street. The large block offers endless opportunities for expansion or renovation, and is only metres from Orelia Park.

New laminate timber flooring welcomes you as you step into the home. Open and bright, the living room acts as an inviting central zone for the whole family. Each of the sizable bedrooms include huge wardrobes and ceiling fans to keep you comfortable in the warmer months.

The refurbished kitchen provides ample storage, with under bench and overhead cabinetry. A white subway tile splashback brightens the room, along with engineered timber benchtops and white venetian blinds. The kitchen is complete with new gas cooktop, electric oven and canopy rangehood.

Upgraded with full-height tiling, the bathroom features a bathtub and integrated shower. Matte gold tapware compliments the poly-marble benchtops and single basin, and you will find storage space in the vanity cupboards and drawers.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	25454
<b>Land Area</b>	736 m2

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

Xceed Real Estate - Sales  
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Sit beneath the rear alfresco pergola year-round, with plenty of room for a barbeque and outdoor furniture to entertain friends and family. Set on a spacious 736sqm block, the enormous front and rear yards offer so much potential for expansion, renovation or a new build. The sizeable yards allow plenty of parking for the extra cars, a trailer or caravan.

Close to Orelia Park, this refreshed home is ready to welcome you and offers untold potential to expand as your family grows. Enjoy close proximity to bus routes, Kwinana train station, great local schools, and all your retail needs at Kwinana Marketplace.

Register your interest in this rare opportunity today with Tibor Kiss from Xceed Real Estate on 0412 200 188.

#### **Features:**

- 3x1 home, circa 1960
- Single carport with roller door
- 736sqm block, 142sqm living area
- Renovated bathroom and kitchen
- Integrated bath and shower
- Ceiling fans throughout
- New laminate timber flooring throughout
- Expansive outdoor entertaining area
- Laundry with second shower
- Recently repainted interior and exterior
- Huge front and rear yards
- Venetian blinds throughout

#### **Location:**

- 130m to Orelia Park
- 600m to Gilmore College
- 570m to Orelia Primary School
- 2.5km to Peter Carnley Anglican School
- 800m to South Metropolitan TAFE Kwinana
- 1.3km to Kwinana Adventure Park
- 1.3km to Kwinana Marketplace
- 2.1km to Kwinana station
- 1.2km to Kwinana Recquatic

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